

# DELEGATED OFFICER REPORT

**Application Ref:** H/22/93926

**Site Address:** 39 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

**Case Officer:** Claire Campbell-Best

**Description:** Two storey rear extension (amended plans)

|                                                                                                                              |                                                |                                    |
|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints</b>                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the Urban Edge<br>Within Built-Up Established Residential Area<br>HRA Screening Criteria – River, SAC, SPA and Ramsar |                                                |                                    |

|                              |                                     |                                               |
|------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History</b>      | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| No relevant planning history |                                     |                                               |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>        | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:         | <p>1 <u>x objection from 39a Swaythling Road (summarised):</u></p> <ul style="list-style-type: none"> <li>The proposed extension is at least three metres in length onto the current building which would result in the property extending six metres beyond the rear of our property. This will have a serious impact on the amount of natural daylight accessible to our dining room and second bedroom. If the proposed extension was a single storey or to the other side of number 39 there would be no problem.</li> <li>We have a shared drive with number 39 we are concerned about the amount of disruption the development would cause. We would want assurances that we, and our family, would have unfettered access to our part of the driveway and our property at all times and no intrusion from builders, building materials, scaffolding and rubbish skips. We would also want assurances that our gardens, fences and property would not be compromised in anyway.</li> </ul> <p><b>LPA Note: Neighbours were notified of amended plans but no further representations were received</b></p> |                                             |                                           |
| West End Parish Council: | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
| Ecology:                 | <p><u>Comments received following site visit photos 16/11/22:</u></p> <p>I have reviewed the site photos and do not see any potential bat roost features.<br/>Please could you add the following informative to the decision notice:<br/>In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a>.</p> <p><u>Original Comments received 09/11/22:</u></p> <p>This proposal involves works to the roof and there are records of bats very close to the property. Please could you send some close-up photos of any areas that would be affected by the proposal. There is also a record of breeding swifts nearby.</p>                                                                                                    |                                             |                                           |

|  |                                                                                                                   |
|--|-------------------------------------------------------------------------------------------------------------------|
|  | Biodiversity enhancements are required. A built-in bat brick or swift brick may be appropriate for this building. |
|--|-------------------------------------------------------------------------------------------------------------------|

|                                          |                                                |                                    |
|------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                       | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 10/11/22 |                                                |                                    |

### Policy:

#### National Planning Policy Framework Planning Practice Guidance

#### Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

#### Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

### Assessment:

#### Site and Proposal

The application site contains a sizeable detached two storey dwelling located on the south western side of Swaythling Road. The property is set well back from the highway by a shared driveway (shared with no. 39a) and is within a long linear plot. The site has an open frontage and a spacious garden to the rear, enclosed with high board fencing. The surrounding area is predominately residential in nature, with this particular section of Swaythling Road featuring detached two storey dwellings with varying designs.

The application seeks approval for a two storey rear extension. Amended plans were received 13 December 2022 which show the proposed extension has been relocated slightly further to the south east on the rear elevation and would sit flush with the host dwelling's side elevation. It is also set down from the main ridge of the property and the proposed rear dormer has been removed entirely from the scheme. The amended plans also include alterations to the existing front and south eastern (side) elevations; this would include replacing the ground floor window to the front elevation with an access door and small window and the insertion of a ground floor window to the side elevation.

The proposal would have a depth of 3m, a width of 9m and a height of 6.5m. The extension would have a gable-ended pitched roof and would be finished in materials that match the existing.

#### Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of West End where the principle of development is acceptable.

#### Design and Layout

- The design of the two storey rear extension and elevational alterations, following receipt of amended plans, is suited to the host dwelling in terms of its form, scale and appearance.
- The majority of the proposed development would be sited to the rear of the property and would not be visible to the public realm and would have minimal impact within the street scene.
- The reduced height of the extension provides a sense of subservience which is also reinforced by the usage of matching materials. The proposed roof would be

pitched with a gable end, mirroring the design features of the host dwelling and would not harm the character of the dwelling.

- From a site visit it was noted that there were other examples of similar extensions with the immediate vicinity (adjacent to the application site). Therefore, the proposal is considered to be in-keeping with the existing development within the surrounding area.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.
- The development does not propose any additional bedrooms and adequate parking will remain on site.

#### Residential Amenity

- Initially, the proposed extension failed the 45-degree test when applied to the adjoining neighbour no. 39a. This would have caused significant loss of outlook and light to this neighbour, which would have warranted a refusal of the application. The relocation of the extension slightly south east along the rear extension has resolved this issue and it is considered the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The insertion of the door and additional ground floor window to the south eastern (side) elevation would be mostly screened by the high panel fencing between the shared boundary between nos. 39 and 37. Additionally, it is noted there are no windows to the flank elevation of no. 37 so there would be no concerns with regards to loss of privacy.
- The proposed first floor window to the south eastern (side) elevation would serve an ensuite and although not marked as obscured glazed on the submitted plans, a condition will be applied to ensure there is no further overlooking or loss of privacy with regards to the neighbouring property, no. 37.
- In response to the neighbour comment regarding construction work, an informative will be advised to ensure building works are carried out considerately in order to minimise disruption. Any land, boundary or fencing disputes during the commencement of the development is not a planning matter and it is advised this is a civil matter between the occupants.

#### Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

#### Climate Change:

*In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.*

*The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to*

*support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.*

**Equalities Implications:**

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
  - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

**Conclusion:** This application is recommended for approval, subject to conditions.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐