

DELEGATED OFFICER REPORT

Application Ref: H/22/93960

Site Address: 43 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey rear and side extensions to replace existing lean-to and conservatory

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Designated Conservation Area – Botley/Winchester Road • Sold EBC Land		

Planning History?	Yes ☒	No ☐
• C/39414/000/00 - CONSTRUCTION OF GREENHOUSE AND SHED IN REAR GARDEN - Permit - 07/01/2003		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments		
Built Heritage Consultant:	No Objection		
Ecologist:	No further surveys are required for this proposal. If the plans change, or additional work is proposed then further assessments will be required.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd November 2022		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Botley Conservation Area Appraisal and Management Proposals Supplementary Planning Document

Assessment:
The application site contains a two-storey, 3-bedroom, semi-detached dwelling constructed of red brick with plain clay roof tiles situated on the southern side of the High Street in Botley. The rear garden is reasonably flat with a brick shed and timber garden

room located at the southern end. The application property is amongst a group of dwellings in the western arm of Botley Conservation Area, and the whole group are Victorian, with the nearest listed buildings being All Saints Church next door. A particular feature of the property and those in the vicinity, are the chimneys. The application seeks approval for a two-storey rear extension which would replace a two and single storey projection along the party wall line, as well as the conservatory. Following advice from the Built Heritage Consultant, the current application has reduced extent of glazing to south elevation of extension and has added a west facing rooflight, both are considered to be an improvement that does not affect neighbouring amenity and therefore does not require neighbour re-notification. The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- As the application site falls within the Botley Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The existing building at the rear has a progression of ever diminishing additions, which will be replaced by a pair of ridges on a north-south axis at right angles to the main house. Viewed from the front and side these are completely in accord with the main structure and fit in well. It is considered that there would be no impact upon any listed buildings and the wider surrounding conservation area, as confirmed by the Built Heritage Consultant.
- Due to the shared access drive and the relatively open nature of the rear gardens to the east of the application site, the proposed extension would be partially visible from the neighbouring properties. However, given the relative distances, it is considered the proposal would have limited visual impact. In addition to this, this proposal with an interesting twist at the rear is considered to rejuvenate the building and improve its appearance considerably. Overall, it would regularise and enhance the dated appearance of the property within the wider street scene.
- Whilst the proposal would result in a fairly large extension, it was noted from the site visit that the adjoining property (45 High Street) also has a two-storey addition at the rear, the proposal in this case can bring the pair of semi-detached properties back into balance. The proposed rear extension is also considered to make use of the underutilised area of the garden and as such would not result in the overdevelopment.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Given the height and length of the party wall, and separation distance to other neighbouring properties, it is considered that the proposal would not have a detrimental effect on the amenity of the surrounding properties. There are no concerns regarding overlooking and loss of privacy. It should be noted that no objections have been received from any neighbours.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are numerous potential bat roost features in the area that would be affected by the proposed works. Therefore, a preliminary bat roost assessment is required.
- The Preliminary Bat Roost Assessment report has been done by Phillips Ecology in December 2022. The report states that there are potential bat roost features (moderate suitability), but they are mostly outside the zone of impact and there was no evidence of bat activity seen in or on the building. No further surveys are required for this proposal. If the plans change, or additional work is proposed then further assessments will be required.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The property will become a 4+ bedroom property with the addition of a first-floor bedroom within the proposal, requiring 3 off-highway parking spaces in order to accord with the parking standards. It was noted upon the site visit that there are spaces located at the southern end of the site immediately beyond the rear garden, which can provide sufficient on-site parking and turning space, while an additional single on-site parking space is also available adjacent to the east of the dwelling.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

- Subject to conditions
- In conclusion, the proposal is respectful of the existing building, fitting in well with both it and its surroundings. Also, it would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...