

DELEGATED OFFICER REPORT

Application Ref: H/22/94056

Site Address: 117 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DY

Case Officer: Claire Campbell-Best

Description: Two storey side/rear extension. Single storey front extension. Alterations to fenestrations

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built Up Established Area HRA Screening Criteria – River, SAC, SPA and Ramsar Southern Water 2m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/29686/001/00	Construction of garage	Permit – 17/02/1992

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
West End Parish Council:	No Objection		
Ecology:	<u>Comments on Preliminary Roost Assessment received 04/01/23:</u> I have reviewed the Preliminary Roost Assessment by Arbtech (December 2022). The buildings have been assessed as having negligible bat roost suitability and no further surveys are needed. The biodiversity enhancement recommendations of a minimum of one bat box on the southeast elevation just below the soffit and a swift nest box on the northwest elevation are sound and should be implemented. The rear garden has been reported as being bare ground so this would be a good opportunity to enhance the garden and plant flowering and fruiting native trees, shrubs and hedges to attract pollinators including moths as food for bats and birds. Please could you add the following informative to the decision notice: 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 https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works. <u>Comments on site visit photos received 30/11/22:</u> I have reviewed the site visit photos. The soffits appear to be intact, although this area is dark in colour and it was not a sunny day, so any gaps would not be clear. There are still slipped roof tiles in several locations and some gaps in the walls which could be used by bats or nesting birds. A preliminary bat roost assessment is required. The ecologist should also recommend appropriate locations for biodiversity enhancements in their report. <u>Initial comments received 21/11/22:</u>		

	The extension roof is set back in the front but continuous with the main roof at the rear. There are records of bats, breeding swifts and hedgehogs in the vicinity. From the photos of the house on Google Maps I can see some raised or slipped roof tiles at the front and side elevations, but this image is dated 2012. I need to review current close up photos of the roof and any areas that would be affected by the extensions to determine whether further surveys will be required. A precautionary working method for hedgehogs must be followed: If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves, or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled but be left to move away on their own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801. Biodiversity enhancements are required. This property may be suitable for a bat box and/or a swift nest box. Built-in boxes/bricks are preferred as they do not require maintenance and cannot fall off.
Southern Water Services:	No objection – It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works. An investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 30/11/2022		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u>

The application site contains a two storey semi-detached dwelling located on a corner plot on the junction of High Street and Moorgreen Road. The property features a ground to first floor bay window, white rendered walls, recessed porch and a hipped roof, set within a triangular plot. This property forms part of three pairs of semi-detached houses that are similar in appearance with some of these dwellings featuring single storey side and rear extensions. The wider surrounding area is residential in nature, made up of two storey dwellings to the north and west and a block of residential flats to the south and to the east. The surrounding dwellings are mixed in age and character.

Proposal

This application seeks permission for a two storey side extension, a single storey front extension which would comprise a modest entrance hall/porch and 2no. rooflights to the front elevation and 3no. to the rear elevation in order to provide habitable accommodation within the roof space. This would be finished in materials that would 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 side extension, single storey front extension and roof lights are suited to the host dwelling in terms of its form, scale and appearance.
- The proposed side extension would have a hipped roof and would be set down from the main ridge of the host dwelling as well as set back from the principal elevation resulting in a subservient addition that mirrors the design feature of the property.
- The proposed single storey front extension would extend beyond the principle-built line of the host dwelling projecting a modest 2.1m into the front garden. However, the application site is set well back from the road with a generous front and side garden, the site would still retain the open aspect to its frontage with the front extension in place. Additionally, significant weight needs to be given as to what can be carried out under permitted development (Class D) without the need for formal planning permission. The dimensions for the proposed porch fall slightly over the Class D regulations, which is a material consideration and therefore the proposed porch is acceptable.
- The development would be visible from the street scene and it is acknowledged the proposal would unbalance the semi-detached pair. However, it was noted on the site visit, the immediate dwellings have been extended to the side albeit at single storey level. It is considered this proposed side extension at two storey level would blend in sympathetically within the street scene and would not cause significant material harm to the surrounding area.
- As noted, both the side and front extensions are considered subservient/modest additions. This is further reinforced by the usage of matching materials ensuring the proposal would be respectful to the character of the host dwelling and immediate properties.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- 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 proposed side extension would project 3.8m closer to the neighbour to the north, no.1 Moorgreen Road and there would be a separation distance of 7.8m. Due to this separation distance and existing relationship, the proposal is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property. Further, it is noted that there is 1no. window at first floor level on the neighbouring property. The proposal would have front and rear windows which would look directly onto the application site and no side elevation windows proposed and as such, there would be no concern with regards to overlooking or loss of privacy.

Highway Safety and Parking

- The application proposes an additional bedroom, resulting in a 4no. bedroom dwellinghouse which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required spaces will be accommodated within the site curtilage and accords with the SPD.

Ecology

- Owing to the nature of the development, the Council's Ecologist was consulted upon. Initially they advised that the site was in close proximity to bat roosts and following a review of the site visit photos, the Ecologist requested a preliminary bat roost assessment.
- The Arbtech – Preliminary Roost Assessment – 117 High Street, West End, Southampton, SO30 3DY was received on 23 December 2022. The Council's Ecologist has reviewed this and is content with the measures set out. As such, it is recommended that this be secured via condition. In addition, biodiversity enhancements are recommended to be included by way of informative.

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 Environment 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 ☐