

DELEGATED OFFICER REPORT

Application Ref: H/22/94223

Site Address: 78 MISSENDEN ACRES, HEDGE END, SOUTHAMPTON, SO30 2RE

Case Officer: Claire Campbell-Best

Description: Two storey side/rear extensions and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Built-Up Established Area HRA Screening Criteria – River, SAC, SPA and Ramsar Historic Parks/Garden – Botley Grange EBC Owned Land		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 x Objection from 80 Missenden Acres (Summarised): - The proposal would significantly reduce the natural light in the main bathroom. - Current existing separation distance between the properties does not restrict light		
Hedge End Town Council:	No Objection		
Ecology:	<u>Comments on site visit photos received 15/12/22:</u> I have reviewed the site visit photos and do not see any potential bat roost features on this building. No further survey is required. Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at https://www.britishhedgehogs.org.uk/found-a-hedgehog/ <u>Initial comments received 05/12/22:</u> The proposed extension involves works to the roof on the front (north), side (east) and rear (south) elevations. There are records of bats and hedgehogs quite close to the property. I would like to review close-up photos of each elevation, the roof, and the garden to determine whether further survey is necessary. A precautionary working method for hedgehog protection will be required. Biodiversity enhancements will be required. A built-in bat brick, a swift brick and hedgehog habitat may be appropriate.		
Hampshire Gardens Trust:	No comments received		

The Gardens Trust:	No comments received
Asset Management:	No comments receive

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/12/22		

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 Surroundings

The application site contains a two storey detached dwelling located on the south-western side of Missenden Acres. The property features a ground floor bay window and integrated double garden which slightly projects beyond the principle-built line and to south-east. The property is set back from the highway by a driveway and front garden with side access to the rear garden which is enclosed by close board fencing. The surrounding area is residential in nature and is part of a large housing estate featuring dwellings of a similar size and design with integrated garages.

Proposal

This application seeks approval for a two storey side/rear extension and alterations to the existing fenestration which would include replacing a set of patio doors, 1no. entry door and 2no. windows with a set of sliding doors, 1no. new entry door and 1no. window to the ground floor rear elevation.

The proposed extension would project 7.5m in depth, it would have a width of 2.6m and a maximum height of 6.7m. It would have a double pitched roof, maintain the ridge line to the host dwelling and would sit flush with the side-built line of the dwellinghouse, squaring off the front elevation at first floor level and to the rear at two storey level. 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 Hedge End where the principle of development is acceptable.

Design and Layout

- The design of the two storey side/rear extension and elevational alterations are suited to the host dwelling in terms of its form, scale and appearance.
- While the majority of the development would be sited to the rear, the proposed two storey side element would be visible from the front elevation at first floor level. This element would be a relatively small and modest addition, extending south-east

over the existing double garage, although it is acknowledged it would alter the appearance of the dwelling, it is not considered to be adversely harmful to both the host dwelling or to the wider surrounding area.

- Upon the site visit, it was noted that the immediate surrounding properties have first floor accommodation extending completely over garages. The development design is akin to the surrounding dwellings and would be in-keeping within the local vicinity.

Residential Amenity

- The neighbour most impacted by the development would be the neighbour to the south-east (no. 80). While the proposal would project 2.6m closer to this neighbour, the existing separation distance of 2.0m would remain between the two properties.
- No. 80 has a first floor side window facing the application site that serves a bathroom. It is acknowledged the proposal would alter the outlook and light to a degree with regards to this window, however as a bathroom is considered a non-habitable room, it is considered the development would not cause significant detrimental harm to this neighbouring property with regards to outlook and light and is acceptable.
- The development proposes 1no. ground floor window to the south-eastern (side) elevation which would face no. 80. Upon the site visit, it was noted there is a 1.8m close board fence between the shared boundary that would mostly screen this window. Additionally, the remaining proposed windows and doors would face the street or the rear garden to the application site, therefore there would be no concerns with regards to any unacceptable overlooking or loss of privacy.
- Therefore, it is concluded, 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.

Highway Safety and Parking

- The proposal does not result in any additional bedrooms and the property will remain a 4no. bedroom dwellinghouse which requires 3no. off-street parking spaces. This is accommodated by the existing garage and driveway and accords with the Residential Parking Standards SPD.

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 ☐