

DELEGATED OFFICER REPORT

Application Ref: H/22/94067

Site Address: 1 HUNT AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BD

Case Officer: Claire Campbell-Best

Description: Two storey front/side extension and single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone and HRA Screening Criteria Aviation Safeguarding Article 4 – Restricting the use of land by hovercraft Public Right of Way 25m Buffer EBC Owned Land Southern Water 2m Buffer Bursledon, Hamble-le-Rice and Hound Character Area Appraisals		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/92759	Retention of garden shed erection	Permit – 08/08/2022

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>2 x objections from 48 and 50 Denzil Avenue (summarised):</u> • Overdevelopment • Loss of privacy • Reduced light • Visually intrusive • Properties would be overlooked		
Hound Parish Council:	<u>Objection</u> The development is contrary to the Eastleigh Borough Council Adopted Local Plan Development Management policies		
Ecology:	There are several records of bats very close to this property and the proposed work will affect the roof. The front and side of the house are visible on photos on Google maps, and the roof appears to be in very good condition with no obvious potential bat roost features. 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 . Biodiversity enhancements will be required. A bat brick/box and a swift brick/ nest box might be good enhancements for this property.		
Southern Water Services:	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.		
Access Development Officer:	No comments received		

Asset Management:	No comments received
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/01/23		

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 comprises a two storey semi-detached property with a hipped roof located to the south-western side of Hunt Avenue towards the end of a cul-de-sac and set within a triangular plot, narrowing at the rear. There is a driveway to the side of property and a garden that wraps around to the side and rear of the plot. Currently the side garden has been sectioned off with close boarding fencing with an area serving as a yard containing an outbuilding which is ancillary to the host dwelling. The remaining side and rear boundaries are enclosed by a mixture of the same style fencing and mature hedging/vegetation. The surrounding area is mainly residential in nature with identical semi-detached two storey dwellings featuring within the street scene and some semi-detached bungalows directly opposite (north-west) the application site.

Proposal

This application seeks application for a two storey side extension and a single storey rear extension. The two storey extension would have a depth of 6.6m, a width of 3.45m and a height of 7.3m. It would have a hipped roof and would be set down from the main ridge of the host dwelling and set back from the principle elevation. The proposed side extension would comprise an integrated single garage at ground floor level and 2no. additional bedrooms at first floor. The garage would have a canopy roof which would project 1.9m into the front garden and extend to the porch canopy roof which is currently present on the front elevation.

The single storey rear extension would have a depth of 4.3m, a width of 5.3m and a maximum height of 4.0m. It would have a mono-pitched roof and would comprise a dining room served by 2no. rooflights, a set of sliding doors to the rear elevation and 1no. window to the side elevation.

The proposal would be finished in materials that would match the existing.

Principle

- The development is within the urban edge of Netley where the principle of development is acceptable providing the development complies with local plan policies DM1, DM2, DM11 and DM14.

Design and Layout

- The design of the two storey side extension with front canopy porch and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The property is located towards the end of a cul-de-sac and not in an overly prominent location. Owing to this and subservient nature of the two storey side element, it is considered the impact within the street would be minimal. In addition, the single storey element is located towards the rear of the property and not visible within the public domain. The design and usage of matching materials would retain the character of the host dwelling.
- Upon the site visit, it was noted there are similar extensions and additions to properties within the wider surrounding area, namely 27 Hunt Avenue which has a similar two storey side extension and has successfully retained the character of the main dwelling and assimilated comfortably in the street scene. Furthermore, there are single storey side extensions whereby a canopy/pitched roof is present and extends to the front porch. Therefore, it is considered the development would be in-keeping within the local vicinity.
- The development would not be an overdevelopment of the site, the fencing between the existing garden and yard area would be removed along with the outbuilding resulting in a sufficient, larger amenity space and driveway to the site.

Residential Amenity Space

- The neighbours most impacted by the proposed development would be the adjoining neighbour, no. 3 Hunt Avenue and the neighbours to the rear, nos. 48, 50 and 52 Denzil Avenue.
- The proposed extension to the rear, while sited up the boundary line, is single storey in nature and would be mainly screened from no. 3 Hunt Avenue by their rear conservatory and the 1.8m fencing/hedging between the shared boundaries with this neighbour and the neighbours to the rear. Additionally, the doors and windows to this extension would directly face the garden to the application site. As such, it is considered this element would have no loss of privacy, light or concern of overlooking with regards to these neighbours.
- It is noted there is an existing 13.75m separation distance between the application site and the neighbours to the rear. While the two storey element would project 3.45m closer to these neighbours, due to the orientation of the host dwelling, the separation distance would be 13.15m with the two storey element in place. There would also be 1no. additional first floor window to the proposed rear elevation which the neighbours to the rear have raised concerns with regards to overlooking that have been acknowledged. On balance, it is considered given the existing relationship, the orientation of the host dwelling and that there are 2no. first floor rear windows in a similar location currently, there would be no increased excessive overlooking when compared to the existing situation. As such, the two storey element would not have a detrimentally harmful impact upon the amenities of these neighbours and is considered acceptable.
- There would be 1no. first floor side window to the two storey element which would serve a hallway and would directly face the rear garden of no. 52 Denzil Avenue. In order to prevent any undue overlooking and protect the privacy of this neighbour, a condition will be applied to ensure this window is obscured glazed.
- In order to protect the residential amenity of neighbouring residential properties, the use of the garage will be conditioned as such that it shall not be used for any business, commercial or industrial use or as an independent unit of accommodation.

Highways Safety and Parking

- The development proposes 2no. additional bedrooms, resulting in a 4no bedroom dwelling which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the integrated

garage and the larger driveway that would be creating with the removal of the existing fencing to the yard area.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐