

DELEGATED OFFICER REPORT

Application Ref: H/22/94297

Site Address: FERNDAL, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JF

Case Officer: Alexandra Stone

Description: Demolition of the existing rear extension. Demolition of the outbuilding and garage. Two storey side and rear extensions. First floor front extension. Alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Article 4 – Restricting the use of land by Hovercraft - Grade II listed building - HCC Archaeological Alert Data – Yellow Buffer - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
N/33036/000/00 – Consent to Tree Works – 25/08/1993 Notification of intent to fell Monterey Pine in front garden		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations: Objection:	<u>Church Cottage summarised:</u> Concerned the first-floor windows will overlook their property. Noise and construction hours <u>Officer comments:</u> The first-floor windows towards the property are likely to be obscured glazed. The extensions are fairly modest scale and therefore construction times wouldn't generally be conditioned.		
Parish Council:	The Council is concerned that there is reference to the removal of trees to facilitate the extension but it isn't clear which trees it relates too. As the dwelling is in the conservation area an assessment of the tree maturity and species should be given and replacements required if the trees are removed. <u>Officer comments:</u> The site itself is not within a conservation area but borders it. The trees within the site are not TPO trees therefore no restriction to remove or replace.		
Southern Water:	Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		
Conservation Officer:	No Objection		
HCC Archaeologist:	Although located within the historic core of the settlement and close to the church it is likely that the existing dwelling will have compromised survival at this site to some degree and this with the small scale of the development suggest that it is less likely that recordable archaeological evidence will be encountered. Accordingly I would not raise any archaeological issues.		

Historic England:	On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.
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Site Visit:	Yes ☒	No ☐
Details: 27/01/2023		

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:

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

Principle

The application is for a two-storey side and two storey rear extension. The two-storey rear extension is in partial a first-floor construction. This would create a large kitchen dining area with the addition of a games room on the ground floor, and two large bedrooms with laundry room to the second floor. There is also a first-floor extension to the front porch. The porch measure approx. 4m by 2.5m, the rear extension measures approx. 3.3m by 7.5m and the side extension measures approx. 2.5m by 7.1m.

- Although the application site borders a conservation area to the front (north) and side (east), the development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the two-story side and rear extensions are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- The side extension is stepped back approx. 3.2m from the front of the property so not to cause loss of light to the neighbouring property and creating a more subservient extension.
- The roof formation is in-keeping with the neighbouring property at Church Cottage as they are similar in design. The front extension is proposed to be rendered as opposed to brickwork which would not look out of place due to Church Cottage being painted rather than exposed brick. In addition, there are other rendered properties in the vicinity.

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 two side windows to the first floor

are towards the neighbouring property but serve bathrooms. These are likely to be obscured glazed.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
