

DELEGATED OFFICER REPORT

Application Ref: H/22/93557

Site Address: 2 PORTELET PLACE, HEDGE END, SOUTHAMPTON, SO30 0LZ

Case Officer: Claire Campbell-Best

Description: Two storey rear extension with internal alterations. New front porch and new roof. (Application previously approved F/13/72274)

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

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/13/72274	Demolition of existing chimney, porch and single storey rear extension and erection of single storey front extension and two storey rear extension and erection of flue on side elevation (amended design)	Permit – 05/01/2013 Part implemented
F/12/71517	Demolition of existing chimney, porch and single storey rear extension and erection of single storey front and side extension and two storey rear extension and erection of flue on side elevation	Permit – 16/11/2012 Part implemented
F/05/54866	Construction of detached garage with storage and workspace (amended description)	Permit – 04/10/2005
F/04/50701	Construction of pitched roof on existing garage to allow storage/workspace	Permit – 07/05/2005
Z/40234/000/00	Raise roof of garage to allow accommodation in roof space	Refuse – 04/11/2003

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No Objection		
Ecology:	<u>Updated Ecology Comments received 06/02/2023:</u> Ecology I have reviewed the Phase 1 Bat Survey report by Vesper Conservation and Ecology Ltd (January 2023). The report states that the building has negligible bat roost potential, and no further surveys are required at this time. However, the report is valid for one year, so if the work is delayed an update survey will be required. There are two starling nest sites on the building. The recommendation is that these should be filled in before the nesting season (which starts at beginning of March) and at least two multi-chambered built-in starling nest boxes must be built into the new extensions to mitigate the loss of these nest sites. It is against the law to disturb an active nest so if birds are already using these sites, they must remain undisturbed with a 5 m buffer until after the young have fledged and left the nest. In addition to mitigation, biodiversity enhancement is also required. The		

ecological consultant may have some additional enhancement recommendations.

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>.

Surface water drainage

Since there are existing soakaways and the only concern is relocation, I am satisfied that this can be dealt with by the building inspector. An underground rainwater storage system with overflow feeding into the soakaway is appropriate.

Updated Ecology Comments on Site Photos received 29/11/2022

I have reviewed the site photos. There are some areas where there appear to be gaps under the roof tiles of the existing rear extension where it wraps around to the rear which would be affected by the rear extension. There are hanging tiles on the front of the house which could be affected by construction of a porch. There are some potential gaps in the chimney flashing which would be affected by replacing the roof. A preliminary bat roost assessment will be required. The ecologist should also recommend appropriate locations for biodiversity enhancements in their report. The Southern Water consultation response states that it is possible that the extension might be too close to a foul sewer line. Any soakaways must be located at least 5 m from any built structure. What is the current surface water drainage system for the house and where are the surface water drainage pipes and/or soakaways located?

Original Ecology Comments received 16/11/2022:

There are records of bats very close to this property, but I don't see any potential bat roost features on the photos of the house on Google maps.

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/im-working-on-a-building-withbats/ive-found-a-bat-during-works>.

Biodiversity enhancements are required. Depending on the available elevations a bat box or a swift nest box might be appropriate for this building.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.

<https://www.bats.org.uk/our-work/putting-up-yourbox>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or northwest out of direct sunlight, five metres

	above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Southern Water	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; 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.
Natural England	No comments received

Site Visit:	Yes ☒	No ☐
Details: site visit carried out 24/11/2022		

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 Proposal

The application site contains a detached two storey detached dwelling that occupies a corner position on Portelet Place. The property is set back from the road by a driveway and front garden, to the rear there is an enclosed garden and a detached double garage and additional driveway set back from the garden to the north-west. The surrounding area is residential in nature comprising a mix of dwellings, including detached bungalows and two storey properties.

This application seeks approval for a two storey and part single storey rear extension and a new front porch. The proposal would provide a large open plan kitchen/family area to the ground floor and the first floor enlargement would allow for internal reconfigurations which would result in an additional bedroom, shower room and ensuite. The two storey extension would have a hipped roof and the proposals would be finished in materials that would match the existing.

Principle

The development is within the urban edge of Hedge End where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

The site also has relevant planning history which is a material consideration upon the assessment this planning application:

F/12/71517 – Planning consent was granted for demolition of the existing chimney, porch and single storey rear extension and erection of single storey front and side extension and two storey rear extension and erection of flue on side elevation. The works were part implemented at single storey level and the planning permission has now expired

F/13/72274 – Planning consent was granted for an amendment to F/12/71517 whereby the single storey front extension would project a further 0.6m into the front garden. This element was implemented, however as noted, the two storey element (at first floor level) never commenced and this planning permission has also expired.

Works implemented under F/12/71517 and F/13/72274

- Single storey front extension
- Single storey side and rear extensions

Design and Layout

The proposals submitted with this planning application are similar in design to that permitted under F/12/71517 and F/13/72274 with some amendments:

- A first floor extension is proposed and would be sited over the existing single storey rear extension and would project a further 1.0m into the rear garden at two storey level
- An additional two storey and part single storey rear element is proposed, this would be sited alongside and set back from the larger two storey projection, projecting 3.0m into the rear garden at ground floor level and 1.5m at first floor level
- A new front porch is proposed, this would have a gable end canopy roof and would be supported on wooden posts and brick piers.

The design of the two storey rear extension, part single storey extension and front porch is suited to the host dwelling in terms of its form, scale and appearance. While the rear extensions are sizeable additions, the ridge to the proposed larger two storey projection would be set down from the main ridge of the host dwelling showing a sense of subservience. The smaller two storey projection, as noted would be set back and have a lower ridge height with a hipped roof, it would not be noticeable from most public vantage points within Portelet Place and is considered acceptable.

Upon the site visit, it was noted that many of the dwellings within Portelet Place have single and two storey extensions and a variety of porches within the locality, therefore it is considered the proposals would not adversely affect its character or that of the surrounding area.

The proposal would not be an overdevelopment of the site and adequate amenity space would be retained.

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 larger two storey projection is sited away from the adjacent neighbour no. 4, the smaller element projects 3.8m to closer this neighbour, however this projection would sit flush with the original side elevation of the host dwelling, therefore the separation distance at two storey level would remain unchanged. Additionally, no. 4 is set slightly back from the application site, it is considered the proposed two storey extension would not alter the outlook for this neighbour nor would it be overly dominant and would not be adversely harmful.

There are no first floor side facing windows proposed that would directly face no. 4, therefore, there are no concerns with regards to overlooking or loss of privacy. The first floor window proposed in the north-eastern elevation would serve an ensuite, a condition

will be applied to ensure this window is obscurely glazed to protect the privacy of the applicant and the surrounding neighbouring properties.

Highways Safety and Parking

The proposals would result in an additional bedroom, resulting in a 4no. bedroom dwelling which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This can be accommodated by the detached garage and associated parking/driveway space to the rear and the driveway to the front.

Ecology

Owed to the nature of the development, Ecology were consulted upon. Upon inspection of the site visit photos, a preliminary bat assessment was requested.

The Vesper Conservation and Ecology Ltd – Phase 1 Bat Survey – 2 Portelet Place, Hedge End, Southampton, SO30 0LZ was received 31 January 2023. The Council's Ecologist has reviewed this and is content with the measures set out. They have advised the starling nests found on the building should be filled in before the nesting season starts (March – September) and at least 2no. multi-chambered built-in starling nest boxes must be built into the new extensions, this will be secured via condition. In addition, biodiversity enhancements are recommended to be included by way of informative

Drainage

Southern Water were consulted upon due to the proposed extension being in close proximity to a foul sewer. Southern Water confirmed a sewer could be crossing the development site and recommended a pre-commencement condition be applied in order to protect the drainage apparatus. The applicant has provided further information with regards to the sewers to Southern Water and the LPA and it was concluded by Southern Water that the applicant should submit a 'Build-over Application' in order to protect drainage apparatus. The applicant has agreed to submit this application via email and this will also be advised to submit this application by way of informative.

Other Material Considerations

There will be no adverse impact upon trees or other natural features worthy of retention and 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 ☐