

DELEGATED OFFICER REPORT

Application Ref: H/22/94268

Site Address: FARTHINGS, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension. Alterations to fenestrations and appearance of front of the property

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Adjacent to Designated Conservation Area • Within Site of Archaeological Interest		

Planning History?	Yes ☒	No ☐
• Z/36811/000/00 - CHANGE OF USE OF DWELLING TO MIXED BED AND BREAKFAST (3 BEDROOMS) AND RESIDENTIAL USE WITH PROVISION OF CAR PARKING - Permit - 07/06/2000 • Z/36811/001/00 - FIRST FLOOR FRONT EXTENSION AND REAR CONSERVATORY - Permit - 25/11/2002		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations were received commenting on the originally submitted proposals, one in objections, stating that the proposed rear extension would be visually obtrusive and block the daylight, and the other highlighting the proposed double garage would not be in keeping with current building line along School Lane. Following the receipt of amended plans, one further letter of representation was received, which reiterated the objections previously raised to the application as originally submitted. The neighbour emphasised that the rear extension would completely obliterate light and sun due to its height and separation distance.		
Parish Council:	No comments received		
HCC Archaeologist:	In view of the limited scale of the proposal I would not raise any archaeological issues		
Tree Consultant:	No arboricultural objection to the proposals		

Site Visit:	Yes ☒	No ☐
Details: 5 th January 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, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 36)

Assessment:

Farthings is a two-storey detached dwelling, probably originally dating from the 1960s but with a number of later additions. Externally, there is an ample parking area with a number of TPO trees within the boundary hedge. The surrounding area is predominantly residential in nature and made up of a wide range of dwelling types of varying ages and architectural styles. While the application site is not within the Conservation Area, it is surrounded by it to the East and South. The application originally proposed a double front garage and a single storey rear extension. However, it is considered that the proposed double garage would look unusual and out of place within the context of the surrounding area. Following discussion with the applicant, it was agreed to omit this element from the proposal. The applicant also agreed to reduce the proposed rear extension from 4.8m to 4.3m in depth. The development is considered acceptable and complies with policies DM1, DM2, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- While not within the Hamble Conservation Area, Policy DM12 of the Eastleigh Borough Local Plan (2016-2036) is still of relevance. This policy is aimed at protecting heritage assets by ensuring proposals for them or new development which may affect them is appropriate and will not result in any unacceptable harm. It also requires that proposals achieve a high standard of design which respects and complements the character and qualities of the asset, as well as helping to secure its long-term future maintenance and management where necessary.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 36) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
 - ii) Ensure that any backland development is subordinate to the existing development and serviced via a separate access road
 - iii) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.

- The proposed single storey extension would be located at the rear and therefore it can maintain the predominant deep building setbacks and openness of School Lane. It would also not impact on the street scene due to its location.
- The host dwelling is significantly set back from the road and there are substantial natural screening obstructing views of the front elevation from School Lane. As such, the alterations of fenestrations and appearance to the principal elevation are not considered to create a discordant visual impact.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Given that no additional side facing windows are proposed, the proposed single storey rear extension would accord with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties through overlooking and or a loss of privacy.
- The proposed single storey rear extension would extend the full width of the dwelling, therefore the occupier of the adjoining neighbour (Sanderling) has raised the concerns regarding loss of light and outlook. It has been assessed that the proposed rear extension at Farthings would not extend completely to the shared boundary. Given the single storey nature of the rear extension, separation on both sides of the joint boundary, and the nearest part of Sanderling to the proposed extension is a non-habitable space (veranda), and so the proposal would not affect the daylight and outlook significantly in planning term to warrant a refusal.

Trees and landscaping

- To the front of the property there is a pollarded oak on the bank and some conifers (none of the recorded TPO trees – all elm – appear to be still present). No concerns with the conifers and it has been confirmed by the Council's Tree Consultant that the oak will have minimal root spread due to its historic management. The oak is also demarked from the driveway due to the bank.
- To the rear, given the distance to any tree of significance, no trees will be impacted by the proposals.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- It is considered that ample parking is provided by the existing driveway for a dwelling of this size. No objection to the proposal on the basis of parking provision.

Other Matter

- The neighbour has advised the inaccuracies of the submitted site plan within objection comments. However, the data comes from the Ordnance Survey, and it must be noted that each proposed recommendation is subject to careful consideration following a site visit and site analysis. For the formal application, it will not be assessed by way of desktop study only.

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, 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.

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:

- Subject to conditions
- In conclusion, the proposed rear extension is in proportion to the existing building in form, scale, and design. Also, it would not affect the neighbouring residents to such an extent that the application should be refused. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments