

DELEGATED OFFICER REPORT

Application Ref: H/22/94368

Site Address: 36 MORTIMER ROAD, BOTLEY, SOUTHAMPTON, SO30 2EN

Case Officer: Claire Campbell-Best

Description: Demolition of the existing lean to room. Two storey side extensions.
Alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Close to a Conservation Area Affects the setting of a Grade II listed building (All Saints' Church) EBC Owned Land Nature Conservations: SAC, SPA, Ramsar Airport Safeguarding Zones		

Planning History	Yes ☐	No ☒
The site appears to have no planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Botley Parish Council:	No comments or objections		
Hedge End Town Council:	No comments received		
Ecology:	<u>Comments received on Preliminary Roost Assessment (23/02/2023):</u> I have reviewed the Preliminary Roost Assessment report by Hampshire Ecological Services (February 2023). The building was classified as having low-negligible bat roost suitability, with some potential bat access points and external roosting features. There was no evidence of bats found during the survey, however the roof void was not accessible to be checked. Areas that needed to be examined closely were not able to be reached by the ecologist due to a large amount of materials stored in the loft. Only a small service hatch opens into the roof void over the existing extension, so it was not available to survey internally. I agree with the precautionary approach recommended in the report which includes a pre-works check by a suitably qualified ecologist and ecological supervision while the roof tiles are being removed by hand. This can be conditioned; however the condition also needs to state that if the bat roost suitability of the building increases or any evidence of bats is found at any point, work must stop and an EPS mitigation licence will be required from Natural England. Eastleigh Borough Council must also be notified if any evidence of bats is found. Additional mitigation includes no works to be done during the hours of darkness or under artificial lighting, no lighting is to be directed onto any vegetation planted in the future and any security lights must operate on a timer to avoid any potential negative impacts on bats. The recommendations for biodiversity enhancement in the report are sound and should be implemented. This includes building at least one integrated bat box and one integrated swift box into the new extensions. Original comments received 05/01/2023:		

	The proposed extension on the west side of the house would involve works to the roof and the existing hanging tiles on the front and rear elevations. There are several records of bats very close to this site and records of hedgehogs in the area. A preliminary ecological assessment (PEA) is required to include an internal inspection of the loft. The PEA report must also include recommendations for biodiversity enhancements that would be appropriate for this proposal. Biodiversity enhancements will be required. A bat brick and a swift brick may 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-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west 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)
Historic England:	Historic England determined the application did not meet their criteria and did not provide a consultation response.
Natural England:	No comments received
Built Heritage Consultant:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 31/01/2023		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> 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 Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a two storey end-of-terraced property with an attached single storey extension located on the north-eastern side of Mortimer Road. The dwelling is set back from the highway by a hardstanding driveway with side access to a rear garden. The surrounding area is residential in nature with this section of Mortimer Road featuring similar two storey terraced blocks to the south-east and terraced/semi-detached bungalows south of the site. To the north-west there is a residential block of flats and resident's parking area and service road. To the south-west of the site there is Pudbrooke House; a retirement housing complex surrounded by green open space and to the north-east of the site lies All Saints' Church, a Grade II Listed Building and the War Memorial

Graveyard which is within the Listed Building's curtilage. Further north and north-east lies the Botley Conservation Area.

The application seeks approval for a two storey side extension with front and rear facing windows following the removal of the existing single storey side extension located on the side (west) elevation. Amended plans were received on 12 January 2023 which show the proposed side extension to be set back slightly from the principal elevation and set down from the ridge of the host dwellinghouse.

Principle

The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Botley where the principle of development is acceptable.

Design and Layout

- The design of the two storey side extension is suited to the host dwelling in terms of its form, scale and appearance.
- The extension would be set down from the main ridge and appear subservient to the host dwelling, the usage of matching materials would respect the character of the property and the appearance of the locality.
- The extension would be set in from the western boundary by approx. 1m; there is a good separation distance between the application site and the adjacent block of flats due to the service road in between the two, as such, it is considered there would be no detrimental harm caused to the visual amenity with the development in place and a clear gap would remain.
- Upon the site visit, it was noted that there are a few examples of single storey side extensions and a two storey side extension (no. 13 Mortimer Road) to the end-of-terraced properties within Mortimer Road. Therefore, the proposal would be in keeping with the wider surrounding area.
- The development would not be an overdevelopment of the site and sufficient 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 first floor windows proposed would be front and rear facing, looking out in to the rear garden and the street respectively. There would be a ground floor side window to the western elevation but this would largely be screened by the high boundary fence in place. As such, the proposal raises no concerns with regards to overlooking or loss of privacy. There has also been no neighbour objections.

Highways Safety and Parking

- The proposal would result in an additional bedroom, resulting a 4no. bedroom dwellinghouse which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This will be accommodated by the driveway to the front of the site.

Ecology

- Owing to the nature of the development, the Council's Ecologist was consulted upon. Initially they advised that the site was in close proximity to bat roosts and hedgehogs and a preliminary ecological assessment was required.

- The Hampshire Ecological Services Ltd – Preliminary Roost Assessment – 36 Mortimer Road, Botley, Southampton, SO30 2EN was received on 22 February 2023. The Council's Ecologist has reviewed this and is content with the measures set out. As such, it is recommended that this be secured via condition. In addition, biodiversity enhancements are recommended to be included by way of informative.

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 ☐