

DELEGATED OFFICER REPORT

Application Ref: H/23/94615**Site Address:** LURGAN, PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8ET**Case Officer:** Claire Campbell-Best**Description:** Single storey rear extension (Amended scheme)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area SSSI Impact Risk Zones Airport Safeguarding Zones HRA Screening Criteria – River, SAC, SPA and River		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93799	Single storey rear extension	Refuse – 07/11/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. objection and 2no. comments (summarised):</u> - Concerns about contractor parking in Elmslie Gardens - No rear access to the property to unload building materials		
Bursledon Parish Council:	No Objection		
Ecology:	<u>Comments on site visit photos received 22/02/23:</u> I have reviewed the site photos and do not see any potential bat roost features. There is a velux-type window in the loft. If there was a pond in the garden previously it is now a planting bed. No survey will be required. 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/live-found-a-bat-during-works. A suitable biodiversity enhancement would be to add additional flowering plants or shrubs to the garden, especially night-scented flowering plants to attract moths as food for bats. <u>Original comments received 21/02/2023:</u> There are several records of bats very near this property and the proposal involves works to the roof. Please could you send close- up photos taken in good light of the roof, soffits, fascia, flashing around the chimney to determine whether any surveys will be needed. I also need to see any garden areas that will be affected by the proposal. The aerial photos show what looks like either a pond or a planting bed in the lawn in the rear garden. If this is a pond, please provide close up photos and a description. There appears to be a roof light in the rear elevation of the roof. Does this illuminate the entire loft space? Biodiversity enhancements will be required. A bat brick and bird nesting boxes may be appropriate for this building.		

Site Visit:	Yes ☐	No ☒
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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 hipped roof bungalow located on the southern side of Portsmouth Road. The property itself has a single storey front projection and a small conservatory to the rear. The dwelling is set back from the highway with a hardstanding driveway and front garden and there is side access to a rear garden where there is an outbuilding in the south-eastern corner.

The surrounding area comprises of predominately residential dwellinghouses. The application site forms part of a small cluster of five identical bungalows fronting Portsmouth Road. There are further bungalows to the north, east and south of the application site and two storey dwellings to the west.

This application proposes a single storey rear extension which would be located on the southern elevation, the chimney to the western elevation would be removed. The extension would have a hipped roof and would be set down from the main ridge of the host dwelling and would have an overall approx. height of 4.5m. The proposed extension would project approx. 7.0m into the rear garden and would have a width of 8.1m.

The proposed extension would comprise a kitchen/family room, with the remainder of the property being internally reconfigured; the bedrooms would be moved to the front of the dwelling and there would be an additional bedroom with an ensuite and a utility room. This extension would be served by a set of bi-fold doors and 2no. windows to the proposed rear elevation, a glass lantern and 5no. rooflights in the west and eastern roof slopes. There would also be 2no. sun tunnels inserted into the existing roof to the host dwelling. The development is proposed to be finished in materials to match the existing.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Bursledon where the principle of development is acceptable.

Background and Comparison to Previous Scheme

As noted in the planning history section of this report, planning application H/22/93799 proposed a single storey rear extension. This was refused for the following reason:

- 1) The proposed single storey rear extension due to its design, massing and scale would create an unattractive and incongruous feature at odds with the appearance of the house, neighbouring properties and detrimental to the character and pattern of development within the locality. The proposal is contrary to National Planning

This most recent scheme has sought to address the above reasons for refusal. The revised scheme will be detailed in the assessment below:

Design and Layout

The design of the single storey rear extension, while relatively large in depth is suited to the host dwelling in terms of its form, scale and appearance. The revised scheme shows the proposed extension would be set down from the main ridge of the host dwelling and sited entirely to the rear of the property. This would be a subservient addition and not visible from public vantage points when viewed from Portsmouth Road and would not disrupt the general pattern of development nor harm the character of the cluster of identical bungalows and is considered acceptable.

The design and layout respects the character of the host dwelling, this would be reinforced by the usage of matching materials. The proposals would also be in keeping with the wider surroundings as it was noted upon the site visit that the adjoining neighbours have subservient rear extensions.

The development would not be an overdevelopment of the site and sufficient amenity space would remain with the proposal in place.

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 neighbour most impacted by the proposals would be the neighbour to the east, Winburgh. The extension would be set in approx. 0.60m from the shared boundary and the 2.5m eaves height and hipped roof would slope away from this neighbour, reducing the perceived overbearing and dominance. Additionally, the majority of the proposed extension would be screened by the large garage/outbuilding within the rear garden to Winburgh.

While the proposed extension would project 7m into the rear garden and past the rear built line of the adjoining neighbours Winburgh and The Highway, due to the set back of The Highway from the application site, it is considered the proposal would not significantly impact the outlook and light with regards to this neighbour.

The bi-fold doors and windows to the proposed rear elevation would directly face the garden of the application site and as such there are no overlooking or privacy concerns with regards to nearby neighbouring amenity.

The neighbour's concerns to contractor parking and means of access relating to any construction work is noted. An advisory note will be included to ensure works are carried out considerately to minimise disruption by way of informative.

Highways Safety and Parking

The proposals would result in an additional bedroom and the dwelling would become a 3no. bedroom dwelling which would require 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required off-street parking spaces would be provided by the driveway on site.

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 Environment 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, submit to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐