

DELEGATED OFFICER REPORT

Application Ref: H/23/94819

Site Address: 60 HUNT AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BE

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extensions (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Built-Up Residential Area EBC Owned Land National Rail 10m Consultation Buffer		

Planning History	Yes ☐	No ☒
The site appears to have not relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hound Parish Council:	<u>Comments on amended plans submitted:</u> No objection <u>Comments on original plans submitted</u> No objection		
Ecology:	<u>Comments on site photos received 25/04/23:</u> I have reviewed the site photos. Single storey extensions would not involve works to the roof and there are no potential bat roost features that would be affected below the roof. Vegetation clearance or clearance of any structure that could support nesting birds would need to be done outside of nesting season which is between March and August inclusive. If this is not possible then a pre-works check by a suitably qualified ecologist would be required. If any active nests are found all work must stop and the nest be protected by a 5 m buffer until after the chicks have fledged and left the nest. <u>Original comments received 06/04/2023:</u> There are records of bats very near this site and the proposal involves extensive work to the roof. To determine whether any surveys will be necessary I need to review close-up photos of all elevations of the roof, soffits, fascia, flashing, and any areas of the garden and outbuildings that would be affected by the proposals. Biodiversity enhancements are required. A bat brick and a swift brick may be appropriate for this building.		
Asset Management:	No response required		
National Rail:	<u>No objection – informative advised</u>		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/04/2023		

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:

Site and Proposal

The application site contains a two storey semi-detached property located towards the end of Hunt Avenue on the north western side. The property is set back from the road with a hardstanding driveway with side access to a spacious rear garden. East of the site lies a railway line. The surrounding area comprises similar semi-detached properties, many of which have been altered/extended to the side and rear.

This application seeks the approval of a wraparound single story side and rear extension following removal of the existing rear conservatory and rear outbuilding. Amended plans were received 25 April 2023 which omitted the two storey side element due to a change in the applicant's circumstances. The proposed side element would be set back from the principal elevation and would measure approximately overall 10.2m in depth, 8.8m in width and 3.5m in height. This would have a mono-pitched roof and would be finished in materials that would match the existing host dwelling.

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 Netley Abbey where the principle of development is acceptable.

Design and Layout

- The design of the single storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- Due to the location of the host dwelling and the siting of the extension, the development would not be overly visible within the street scene and the impact would be minimal.
- The design and layout respects the character and appearance of the locality.
- The majority of the single storey rear element would be sited over the footprint of the rear conservatory. It would project a further 0.30m (approx.) into the rear garden and would have a higher ridge height of 0.80m. However, the proposed mono-pitched roof would reduce the bulk and prominence to the roof form and any perceived overbearing. Due to this and the existing relationship, it is considered this element would not cause adverse harm within the site or surrounding area.
- Upon the site visit, it was noted there are numerous examples of side and rear extensions within Hunt Avenue, therefore the proposals are considered to be in keeping with the local area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The single storey rear element would be mostly screened by the garden shed and mature hedgerows that are sited along the boundary shared with nos. 60 and 58.
- The extension proposes front and rear facing windows as well as roof lights. No side facing windows are proposed and as such, there are no concerns with

regards to any unacceptable overlooking or loss of privacy to the nearby neighbouring amenity.

- Therefore and to conclude, 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.

Ecology

- Due to the original two storey proposal, Ecology were consulted upon. The Council's Ecologist was advised of the amended plans and placed no ecological objection to the proposal but has recommended that any vegetation or structure clearance should be carried outside of the nesting season. This will be included by way of informative to the applicant.

Other Matters

- Due to the single storey extension being sited up to the boundary shared with no. 58, Certificate B has been signed on the application form and the neighbour has been notified. While the neighbour has not objected to the proposal, an informative has been advised to ensure the applicant is aware that planning permission does not convey the right for the development to encroach over, under or on land which is not within their ownership without the consent of the landowner. The applicant will also be advised of their duty to undertake a Party Wall Agreement by way of informative.
- There will be no adverse impact upon trees 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 ☐