

DELEGATED OFFICER REPORT

Application Ref: H/23/94622

Site Address: 76 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BZ

Case Officer: Rachael Morris

Description: To merge the existing host building and annex into one dwelling. It is proposed for the two front gables to be extended out towards the front of the site by 1.5m along with a 4m rear extension and further internal reconfigurations. Alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• SGN Gas Pipeline Medium Pressure • Within the urban edge • Adjacent to housing allocation HE2 (Land at Sundays Hill and Land north of Peewit Hill Close)		

Planning History?	Yes ☒	No ☐
• Z/14245/001/00 - Erection of two storey rear extension – Permit – Nov 1975 • Z/14245/002/00 - Construction of Two Semi Detached Dwellings Following Demolition of Existing Dwelling – Permit – May 2002 The property was sold in 2022, as listed as a single detached 6-bedroom dwelling with an annexe.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	I have reviewed the Preliminary Ecological Appraisal report by Ecosupport (May 2023). The appraisal has found: • negligible potential for roosting bats in the main dwelling, which is the subject of this application • low potential for breeding and nesting birds in the hedgerows, trees and vegetation surrounding the site • low potential for reptiles around the edges of the garden but negligible potential in the area impacted by the proposals No evidence of badgers was found on site, however the report states that there is good commuting and foraging habitat for badgers in the surrounding environment and there are records of badgers adjacent to this site, so the site has been assessed to have low potential for foraging and commuting badgers. Common spotted orchid has been found on the bank at the front of the property. This area will be retained but the orchid is at risk of damage by vehicles. The bank and garden boundaries must be protected during construction to prevent access. A precautionary working method for badgers, reptiles and breeding and nesting birds and protection for the bank and garden boundaries can be conditioned. A wildlife sensitive lighting scheme has been recommended if any external lighting is to be added, to avoid any impact on nocturnal animals such as bats, badgers and hedgehogs.		

	Recommended biodiversity enhancement includes a bat brick to be included into the expansion at the front of the dwelling. This must be located away from any exterior lighting. The report also recommended adding fruit trees and flowering native shrubs to the garden. The addition of night-scented flowering plants should also be considered to attract moths as food for bats. These biodiversity enhancements can be conditioned or agreed before determination.
SGN:	There is medium pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a medium pressure system. You should, where required confirm the position using hand dug trial holes

Site Visit:	Yes ☒	No ☐
Details: 24/03/2023		

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, DM11, DM14 and HE2. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies HE2, DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> - The design of the extension to the two front gables, rear first floor balcony and 4m single rear extension with internal reconfigurations and alteration to fenestration is suited to the host dwelling in terms of its form, scale and appearance. - The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. - The design and layout respect the character and appearance of the locality. - The two main gables are proposed to be enlarged and as such will remain as the main feature of the dwelling and the prominent feature from the street scene. These will be faced with additional glazing that follows the rhythm of the roof form. Although this will involve an increase to the front elevation, the main character will remain unchanged and as such is not unacceptable in this case. - The property will only have 1.no front door instead of the existing 2.no. This will improve legibility of the site. - The proposed single-storey rear extension is a modest addition to the main dwelling. The proposed rear extension will also have a first-floor balcony to the roof on the South side. The balcony and rear extension will not be seen from the street scene. - The materials will blend well together and create a smart appearance. The materials are listed in the Design and Access Statement and are white render, black stone cladding, anthracite grey windows/doors and a standing seam roof for

the rear extension (gables on the main roof to match the existing material).
Render is seen within the locality.

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.
- There are no additional first floor windows but there is a proposed first floor balcony.
- The land to the rear of the dwelling has a housing allocation in the Local Plan (2016-2036) under policy HE2 and has a subsequent planning permission under reference F/17/80651. When looking at the approved site plan (16.088.02 Rev E) under F/17/80651 the approved dwellings are orientated to the side and are positioned approx. 35m away. As such the proposed balcony would not create unacceptable overlooking to the proposed/approved dwellings to the rear.

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.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		