

DELEGATED OFFICER REPORT

Application Ref: H/23/94575

Site Address: ARRAN LODGE, HILL PLACE, BURSLEDON, SOUTHAMPTON, SO31 8DX

Case Officer: Alexandra Stone

Description: Single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Old Bursledon Conservation Area - Article 4 – Restricting use of land by Hovercraft - Article 4 - To remove permitted development rights within the curtilage of the dwelling house for any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E. - HCC Archaeological Alert Data – Yellow buffer - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
C/25207/003/00 – Permit – 20/04/1993 Renewal of planning permission 25207/2 Dated 28Sept88 for the construction of 6 dwellings C/25207/004/00/00 – Grant Outline Permission – 03/02/1998 Renewal of Planning Permission 25307/3 for construction of 6 dwellings NC/19/86856 – Raise No Objection – 23/12/2019 Notification of intent. 1 no. Ash (T1) - Dismantle tree to just above ground level . 1 no. Ash (T2) - Pollard tree to fence boundary. 1 no. Oak (T3) - Prune back all elongated branches encroaching into Arran lodge land by up to 2m . 1 no. Ash (T4) - Dismantle to just above ground level. 1 no. Oak - Crown lift by 4 metres. T1 and T4 belongs to Mr Watson - Arran Lodge. T2 and T3 situated in the church Yard. T5 situated in Beam Reach, Hill Place, Bursledon, SO31 8DX. Z/25207/000/00 – Refuse Planning Permission – 01/05/1981 Residential development with construction of access. Z/25207/001/00 – Permit – 19/01/1984 Erection of 3 bungalows, 3 houses with attached and detached garages. Z/25207/002/00 – Permit – 28/09/1988 Erection of 6 detached dwellings. Z/25207/005/00 – Permit – 17/02/2003 Construction of six detached dwellings with garages and new accesses (Amendment to current planning permission C/25207/004) X/04/52125 -Temporarily Approve – 03/12/2004 Retrospective relief of conditions 7 and 12 of planning permission C/25207/004 for erection of 1.5m high temporary fencing for a period of 5 years. PN/17/81960 – Prior Approval Refused – 23/11/2017 Prior notification for the construction of a single storey rear extension (depth 4.4m, height to eaves 2.95m and maximum height 3.45 H/17/82090 - Permit – 09/03/2018 Single Storey rear extension H/21/90147 – Permit – 17/05/2021 Single-storey front extension including 2no. roof lights and timber shed in rear garden		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public assets must be		

	determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalized. - The 150 mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access. - No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer. - All existing infrastructure should be protected during the course of construction works
Old Bursledon Action Group:	No Comments Received
Bursledon Rights of Way & Amenities Preservation Group:	No Comments Received
Conservation Officer:	No Objection

Site Visit:	Yes ☒	No ☐
Details: 01/03/2023		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: The development is considered acceptable and complies with policies DM1, DM11 and DM14 and BU7 from the 2016-2036 local plan, in that: <u>Principle</u> The application is for a single storey side extension, measuring approx. 2m by 3m, creating access to the rear garden through the existing utility room. - The development is within the Old Bursledon Conservation Area. <u>Design and layout</u> - The design of the single storey side extension 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 respects the character and appearance of the locality. - The extension is a modest, subservient addition and in keeping with the character of the dwelling, hidden by greenery to the front of the dwelling. The materials are to match the existing dwelling.

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 windows to the Eastern elevation are of single storey and not likely to cause overlooking due to the boundary treatment.

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 ...