

DELEGATED OFFICER REPORT

Application Ref: H/23/94474

Site Address: 32 SELLWOOD ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5BB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing detached garage. Single storey flat roof extension to west elevation with internal modifications. Hip to gable loft conversion with dormer to west elevation. Extension to south elevation to create covered outdoor veranda. Alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 letters of representations were received to the application as originally submitted. 1. no was a comment and 1. no was objection. They raised the following issues and concerns: • Overlooking • Loss of privacy		
Parish Council:	Object on grounds of privacy for the surrounding bungalows, over development (59BE). Members suggested that this application be referred to Local Area Committee (LAC). Following the receipt of amended plans, the LAC members confirmed that this application can be dealt with under delegated powers.		
Ecologist:	The submitted Preliminary Ecological Appraisal report by Ecosupport (March 2023) states that there is a low potential for commuting and foraging hedgehogs. The photos of the garden suggest that some of the garden area has been recently cleared, with piles of rubble, soil and vegetation visible. The PEA recommends one bird box to be added to the new single storey extension. A bat box, bat tube or bat access tile in the roof of the existing building will be required in addition to the bird box recommended as enhancement. The ecological consultant will be able to advise the applicant on the best position for the bat roost feature, but it may be able to be accommodated in the loft conversion work.		

Site Visit:	Yes ☒	No ☐
Details: 16 th February 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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 8)

Assessment:

32 Sellwood Road is a property on the land to the rear of nos. 22 to 30 situated on the south-west side of Sellwood Road, which can be accessed via a road running alongside 30 Sellwood Road. The surrounding area is residential in nature, and this section of Sellwood Road comprises diverse dwelling types with Victorian properties, flats, two-storey properties and bungalows. The proposal is of a modern architectural style which involves the refurbishment, extensions, and loft conversion. To minimise the impact on neighbouring properties, the applicant agreed to remove the apex window on the rear elevation and position the proposed rooflights at a minimum of 1.7m above finished floor height. Amended plans were received on 08/03/2023. Whilst the revised proposal is considered to be an improvement which does not require re-consultation, the Local Planning Authority (LPA) has informed the most impacted neighbours and the LAC members about the revised proposal as a gesture of good will. The development is now considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 8) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges on Sellwood Road
 - ii) Maintain the brick wall plot boundaries on Sellwood Road

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- 32 Sellwood Road is a large and irregular parcel of land to the rear of nos. 22 to 30 Sellwood Road that cannot be seen from any roadside. As such, it is lack of any direct frontage or relationship with the road, any developments in principle within the application site would not be prominent or harm the street scene.
- Given the mixed styles and forms of properties along this part of Sellwood, the strength of character in this area (BHH 8) is weak. It is not considered that the contemporary design of the remodelled and extended dwelling would appear out of place or harm the character and appearance of the locality. The proposal is a

positive enhancement to the appearance of the existing building.

- Whilst the proposal would double the size of the host dwelling, the property would not displace any of the front and rear amenity space. The space around the dwelling would be largely retained, such that there would be no unacceptable overdevelopment of the plot.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- It is considered that having regard to the location of the application site, with the proposed rooflights set at a minimum of 1.7m above finished floor height and the removal of the rear apex window, the revised proposal has overcome the concerns raised by the neighbours and would not result in any materially harmful overlooking.
- Issues of overlooking and loss of privacy for neighbouring occupants are only in respect of the properties along Denzil Avenue (18-26 Denzil Avenue). However, the nearest point of the dwelling within Denzil Avenue is about 39m from the side elevation of the application property, therefore there would be no overlooking of habitable room windows of the rear neighbours. In addition to this, the first-floor flat dormer windows facing Denzil Avenue are shown to be obscure-glazed in the submitted plans, meaning that cannot overlook to any neighbours. It should be noted that no objections have been received from any occupants of Denzil Avenue during the consultation period.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are multiple records of bats in the vicinity of this property and the proposal involves work to the roof and demolition of the garage. There are also records of breeding swifts and hedgehogs in the area. As such, a preliminary ecological assessment (PEA) is required. The PEA report should also recommend suitable biodiversity enhancements for this proposal.
- The Preliminary Ecological Appraisal report by Ecosupport (March 2023) was received on 21/03/2023. The report states that there is a low potential for commuting and foraging hedgehogs. The photos of the garden suggest that some of the garden area has been recently cleared, with piles of rubble, soil and vegetation visible. The bungalow has been assessed as having negligible bat roost potential and the outbuildings were not assessed as they would not be affected by the proposals. There is no mention of the garage in the PEA report, and it is not visible in the photos so given the lack of a garage and the existence of piles of rubble the Councils Ecologist can only assume it has already been demolished. Any potential bat roost features in or on the garage would have been destroyed prior to being assessed, therefore compensation will be required for the loss of potential bat roost features.

- The PEA recommends one bird box to be added to the new single storey extension. A bat box, bat tube or bat access tile in the roof of the existing building will be required in addition to the bird box recommended as enhancement. The ecological consultant will be able to advise the applicant on the best position for the bat roost feature, but it may be able to be accommodated in the loft conversion work. The precautionary working method recommended for hedgehogs were any open excavations left overnight will either be covered to prevent falling in or escape ladders will be used to prevent them from becoming trapped. In addition, any building materials must be stored on pallets to prevent hedgehogs sheltering within the piles, and any existing piles of materials should be moved with due care. In addition to favouring native species new planting should also include plants that will attract pollinators.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- There is more than adequate space for parking within the curtilage for a dwelling with five bedrooms. No objection on highway grounds.

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, 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.

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:

- To conclude, a contemporary design approach in this location is considered acceptable as the application site is a parcel of land that cannot be seen from any roadside. The amended plans have also overcome the neighbour's objections, and therefore the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments