

DELEGATED OFFICER REPORT

Application Ref: H/22/94334

Site Address: 1 NEWBURY CLOSE, FAIR OAK, EASTLEIGH, SO50 8ES

Case Officer: Claire Campbell-Best

Description: Two storey side extension, single storey rear extension and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria: SAC, SPA, Ramsar and River		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/18/82241	Two storey and single storey side extension	Permit – 28/02/2018 Not implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Fair Oak Parish Council:	<u>Objection</u> The distance from the current house to the pavement is 4.6 metre. If approved this extension would take it to about a metre from the pavement and the porch roof would extend beyond that. There will be no natural light to the hall, stair and landing. This extension would set a precedence. Should neighbours of the opposite side of the road decide that they would like to copy the extension then the entrance to Newbury Close would become oppressive. The extension would adversely affect the street scene.		
Ecology:	<u>Comments on Preliminary Roost Assessment received 30/03/2023</u> I have reviewed the Preliminary Roost Assessment by Arbtech (March 2023). The building has been assessed as having negligible bat roost suitability, no evidence of nesting birds and no further surveys are required. The building has been re-roofed within the last 10 years. 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 called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works . The applicant was advised that the hanging tiles that are showing the first signs of slipping should be secured back into place before these develop into potential bat roosting features if they were to slip further or fall. Provision of at least one bat box on the new extension was recommended as biodiversity enhancement. <u>Comments on site visit photos received 07/02/2023</u>		

	I have reviewed the site photos. There are a few areas with slightly lifted tiles on the front elevation. There is also a gap under the lowest row of hanging tiles on the front elevation, next to the bricks. There appears to be a bulge in the roof tiles with a small uplift towards the ridge line on the rear elevation. This bulge could be an artifact of the photograph or could indicate a problem with the roof structure. The soffits and fascia appear to be intact. Due to the presence of these potential bat roost features a preliminary bat roost assessment will be required. <u>Comments received 04/01/2023</u> There are numerous records of bats not far from this property. The proposal will involve works to the gable end of the roof on the eastern elevation, works involving the hanging tiles on the northern elevation and a large roof light which would illuminate the hanging tiles on the northern elevation. Bats frequently use areas of hanging tiles for roosting. The hanging tiles on the southern elevation would not be affected. To determine whether a survey is required I need to review close up photos of all of the hanging tiles and the gable end of the roof including the soffits and fascia (standing next to the building if possible and looking straight up).
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 31/01/2023		

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:
<u>Site and Proposal</u> The application site contains a semi-detached two storey property located on the corner of New Road and Newbury Close. The property has a garage and driveway to the rear of the site there is also parking to the front of the property. The surrounding area is residential in nature and comprises mainly of semi-detached properties and detached bungalows. This application seeks approval for the construction of a two storey side extension with a canopy porch and a single storey rear extension. Amended plans were received which reduced the depth of the porch and would now only be attached to the extension, omitting the supporting posts to ground level. There would also be alterations to the existing fenestration; this would include replacing 2no. first floor windows to the rear elevation with windows in a similar location but slightly smaller than compared to the existing. The two storey side extension would be located on the eastern elevation and would have a width of 3.3m, a depth of 8.5m and an overall height of 6.7m. It would be slightly set back from the principal elevation and the main ridge of the host dwelling.

The host dwelling currently has a single storey extension to the rear, the single storey element proposed would lead off from the two storey side element and would match the depth (2.3m) and height (2.5m) of the existing extension and would span the width of the property with the proposed development in place.

Principle

The development is within the urban edge of Fair Oak where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

The site also has relevant planning history which is a material consideration upon the assessment of this application:

H/18/82241 – Planning consent was granted for a similar two storey side and single storey rear extension. The application was granted permission on 28/02/2018 but the works have not been implemented and the planning permission has now expired.

Design and Layout

Following receipt of amended plans, the design of the proposals are suited to the host dwelling in terms of its form, scale and appearance. The proposed two storey extension would be set back and set down from the host dwelling, providing a sense of subservience and would preserve the symmetry to the pair of semi-detached dwellings. The proposed single storey element would be similar in design to that of the existing extension to the rear of the property. The proposals would also be finished in materials that would match the host dwelling, respecting the character of the property.

It is acknowledged the property is located within a prominent corner location, however, it is considered due to the planning history, the acceptable size and scale of the proposed extensions and the subordinate nature of the proposals, it would not cause material harm to the street scene of wider character of the area.

The Parish objection is noted; however, the Parish had no objection to the previous scheme which is similar in comparison. It is also noted there is a similar two storey extension within the existing street scene, also located on a corner plot. Therefore, the proposed development is considered to be in-keeping with the wider surroundings.

Residential Amenity

Due to the position of the proposed extensions, it is concluded that 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.

Highways Safety and Parking

The proposals would result in a 5no. bed dwellinghouse which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. A parking plan submitted shows 3no. off-street parking spaces are shown to the front of the property. It is noted this parking arrangement is tight and the overall layout is not ideal. However, it was noted on the site visit there is a garage and driveway to the rear of the site which would be able to accommodate 1no. off-street parking space, allowing for a more suitable parking arrangement to the site. As such, such a condition will be applied to ensure off-street parking remains within the site's curtilage.

Ecology

Owed to the nature of the development, the Council's Ecologist was consulted upon. Initially they advised the site was in close proximity to bat roosts, following inspection of site photos, the Ecologist requested a preliminary bat roost assessment.

The Artech – Preliminary Roost Assessment – 1 Newbury Close, Fair Oak, SO50 8ES was received on 29 March 2023. The Council's Ecologist has reviewed this and is content with the measures set out. As such, it is recommended that this be secured via condition. In addition, the applicant has been advised to secure any loose hanging tiles to prevent these from becoming potential bat roost features. This will be recommended by way of informative.

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 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 ☐