

DELEGATED OFFICER REPORT

Application Ref: H/23/94771

Site Address: THE WELLIES, HUNGERFORD, BURSLEDON, SOUTHAMPTON,
SO31 8DF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Construction of front porch and rear single storey extension to existing bungalow

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Established Residential Area • Within The Old Bursledon Special Policy Area. • Adjacent to The Old Bursledon Conservation Area		

Planning History?	Yes ☒	No ☐
• F/13/72129 - Erection of raised decking area and balustrading to side and rear of existing property - Permit - 15/04/2013 • F/13/72863 - Erection of raised decking and balustrading to side and front of property (amended design to approved application F/13/72129) - Permit - 19/08/2013		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Built Heritage Consultant:	No objection		
Tree Consultant:	No arboricultural objection		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 10 th March 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, S5 and S8; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 23)

Assessment:

The Wellies is a modest, L-shaped, single storey detached bungalow from the 1960's and finished in white render. It would appear, set at an unusual angle compared to the surrounding buildings, setting back to a substantial degree from the highway to the front. The application site backs on to the western boundary of The Old Bursledon Conservation Area in a row of properties, mostly bungalows, on the western facing slope of Hungerford Bottom that is within The Old Bursledon Special Policy Area. The application seeks approval for the erection of a front porch and a single storey rear extension (orangery).

Principle

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, 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.
- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- Policy BU7 relates to the Old Bursledon Special Policy Area, designated to protect an area of low-density housing, woodland, open fields, and salt marshes adjacent to the River Hamble, served by narrow country lanes with well-established hedgerows, banks, walls and trees. The Old Bursledon Special Policy Area includes the Conservation Area. The policy states that residential extensions and replacement dwellings in the Old Bursledon Special Policy Area will only be permitted provided they:
 - i) do not increase the volume of the original dwelling (or as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
 - ii) have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;
 - iii) do not create a dwelling disproportionately larger than the one that is being extended or replaced;
 - iv) are subservient to and in proportion to the existing building in form, scale and design;
 - v) do not contribute to the cumulative urbanisation of the area; and
 - vi) are not otherwise detrimental to the character of the area as viewed from the River Hamble.

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.
- It is proposed to add an oak framed porch to the front door with a pitched roof which is considered a modest addition to the main dwelling while also reducing heat loss and controlling the influx of wind from the prevailing south-west. To the rear, the single storey orangery is proposed of approximately 15 sq. metres with bi-fold doors facing south-east looking up the garden. It will feature a flat roof with a large lantern light to flood the space with light. Due to their siting and appropriate scale and design, it is considered that the proposed developments will not detract from and will maintain the special character of the Old Bursledon Special Policy Area.
- All extended walls are to be rendered to match that of the existing building and therefore the proposal will not affect the visual appearance of the main property. Further, due to the difference in ground levels and its resulting elevated position, the proposed developments will not be visually prominent when viewed from the road.
- Due to the nature of the development proposed, it will not facilitate the subdivision of the property into more than one dwelling, nor will it result in the property being disproportionate in size to surrounding dwellings. It is also considered that the proposals will not materially worsen the impact of the dwelling on the surrounding countryside. Accordingly, the development is considered to comply with the requirements of Policy DM26 of Eastleigh Borough Local Plan (2016-2036).

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.
- Due to the scale, nature, and siting of the proposed developments, it is not considered that there will be any adverse unacceptable impact on the amenity of the occupiers of neighbouring dwellings. Also, in order to accommodate the proposed single storey orangery, the second bedroom is to have its window moved from the north-east elevation to the south-east one, looking up the garden. This means that there will be less windows on the north-east elevation than existing to overlook the adjacent neighbour.

Trees and landscaping

- Whilst there are significant trees to the front and rear of the site, there are none within close proximity to the proposed development area. The risk to trees is, therefore, minimal. The Council's tree consultant raised no arboricultural objection to the proposal.

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.

- The SPD sets out the required vehicular parking spaces for dwellinghouse, which are dependent upon the amounts of bedrooms. The proposed orangery appears to be used as a second reception space. As such, no additional parking spaces is required. The proposal will not impact on the existing car parking arrangements.

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:

- Subject to conditions
- Overall, the proposed changes to this property while modest, will enhance the life of the occupants in a sustainable manner, improve its presentation to the street with the main bulk not being visible to the public realm, nor impinging on the setting of The Old Bursledon Conservation Area. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments

