

DELEGATED OFFICER REPORT

Application Ref: H/23/94605

Site Address: CRABLECK, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Case Officer: Claire Campbell-Best

Description: Single storey side extension towards the rear and conversion of car port to habitable accommodation and alterations to existing fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Within Old Bursledon Conservation Area Southern Water 2m Buffer – Foul Sewer HRA Screening Criteria – River, SAC SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/29755/001/00	Erection of detached house with garage ad carport	Permit – 28/09/1990

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Bursledon Parish Council:	No objection		
Built Heritage Consultant:	<u>No objection</u> This is a well considered scheme that will enhance both the use of the building and its presentation, particularly to the street thereby being an enhancement of the conservation area and not detrimental to the heritage assets or their settings.		
Southern Water Services:	Pre-Commencement condition requested due to the development being in close proximity to a sewer: No development shall take place until details of the measures to be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Development shall be carried out in accordance with the approved details. Reason: To ensure the satisfactory protection of public sewers.		
Ecology:	<u>Comments on site photos received on 13/03/2023:</u> I have reviewed the site photos taken 28/2/23. Although there are some tiny gaps in the tiles, I don't see any significant potential bat roost features, so a preliminary bat roost assessment would likely assess this property as having negligible bat roost potential. Obviously I couldn't assess the loft space and there is still a small risk that bats could be using this area, but there are no obvious visible entry points. It may be more efficient to have a preliminary ecological assessment with an inspection of the loft than to have to stop work if bats are found, but given the condition of the building I think this is a small risk. Please could you include the following informative in the decision letter.		

	Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (https://www.bats.org.uk/) explains why bats are protected and what to do if you find a bat at https://www.bats.org.uk/advice/im-working-on-a-buildingwith-bats/ive-found-a-bat-during-works Precautionary working methods are required to protect great crested newts in their terrestrial phase. Construction materials must be stored only on hard standing. Any holes, pipes or trenches must be covered at night or fitted with small animal escape ramps. If great crested newts or any signs of great crested newts are found during construction, all work must stop immediately, and Natural England must be called. Biodiversity enhancements are required. A bat box and a swift nest box may be appropriate for this building. <u>Original Comments received 20/02/2023:</u> There are multiple records of bats very close to this property and great crested newts between this site and the railway line. The photo of the house on Google maps shows hanging tiles on at least one elevation. A preliminary ecological assessment including an internal inspection of the loft spaces will be required. The report must also include recommendations for appropriate biodiversity enhancements and precautionary working methods.
Old Bursledon Action Group:	No comments received
Bursledon Rights of Way & Amenities Preservation Group:	No comments received
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/02/2023		

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM12, DM14, DM26 and BU7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals and Old Bursledon Conservation Area Appraisal.
Assessment:
<u>Site and Proposal</u>

The application site contains a detached two storey dwelling with an attached open carport and single garage located on the southern side of the High Street and within zone 7 of the Old Bursledon Conservation Area. The surrounding area features mainly detached properties, including The Old Cottage, a listed building which is directly opposite the site. Most of the properties within this zone make a positive contribution to the conservation area.

This application seeks approval for as single storey rear extension, conversion of the existing carport into habitable accommodation and alterations to the existing fenestration.

The proposed single storey rear extension would be located on the south western elevation of the host dwelling. The extension would have a hipped roof and would have a depth of 4.3m, a width of 3.5m and would have an overall height of 4.2m and would comprise a study. Amended plans were received 06 March 2023 which shows the proposed wrap around window has been amended to 1no. south east facing window that would directly face the rear garden to the application site following concerns raised with regards to overlooking onto the rear balcony of the neighbouring property, Red Brick House.

The proposed carport conversion into habitable accommodation would comprise a new entrance way and studio and would be served by 1no. rooflight. The proposed alterations to the existing fenestration would include the insertion of 1no. ground floor window to the south western elevation which would serve the existing cloakroom, replacement of the white timber windows with French grey timber windows and rain water goods, exposed rafter feet, soffits and bargeboards would also be painted in the same French grey. The existing white waste pipes located on the principal elevation would be removed.

Principle

The general principle of development in the countryside is not usually acceptable. However, the application site is an existing residential dwellinghouse, whereby extensions and alterations to such are considered acceptable in principle.

The application site also falls within Zone 7 of the "Old Bursledon" Conservation Area. Thus triggering Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which requires the local planning authority, or as the case may be, the Secretary of State, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The site is also covered by Policy BU7 which states residential extension and replacement dwellings in the Old Bursledon Special Policy Area will be permitted provided they:

- a) Do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
- b) Have regards 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;
- c) Do not create a dwelling disproportionately larger than the one that is being extended or replaced;
- d) Are subservient to and in proportion to the existing building in form, scale and design;
- e) Do not contribute to the cumulative urbanisation of the area; and
- f) Are not otherwise detrimental to the character of the area as viewed from River Hamble

Design and Layout

- The design of the single storey rear extension, carport conversion and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension is sited to the rear of the property and would not be visible to the public realm and would have minimal impact within the street scene.
- The existing carport is squeezed in between the host dwelling and garage and is currently utilised as an open store. The proposed conversion and resultant new entrance way would rejuvenate and improve the host dwelling's presentation.
- Due to the property being located within a conservation area, the Built Heritage Consultant was consulted upon. They advised the proposals, including the changes to the existing fenestration would enhance both the host dwelling the street scene. As such, the proposals are considered to enhance the conservation area and would not be detrimental to the nearby heritage assets or their settings.
- The development would not be an overdevelopment of the site, the proposed extension would have a volume calculation well below the guidance of 25% as set out in policy BU7 and a substantial rear garden would remain with the proposal in place.

Residential Amenity

- Upon receipt of amended plans, the proposed extension and 1no. window would not result in any unacceptable overlooking or loss of privacy to the neighbour west of the site, Red Brick House.
- The proposed roof light to the carport conversion would be above head height and directly faces the flank wall of Red Brick House. Additionally, the proposed 1no. window to the south western elevation would serve a cloakroom/w.c. and is marked as obscured glazed on the submitted plans. As such, these elements of the proposal would also have no unacceptable overlooking or loss of privacy to Red Brick House.
- Therefore, to conclude, 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

- While the development proposes no additional bedrooms and would remain a 3no bed dwelling, the car port conversion would result in the loss of a parking space. The site would require 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the existing driveway and the attached garage and therefore is compliant with regards to parking matters.

Ecology

- Due to the nature of the proposed works and the site being in close proximity to bats and great crested newts, Ecology requested a preliminary ecological assessment. Upon inspection of site photographs, The Council's Ecologist confirmed there appeared to be no significant potential bat roost features. As such, the Ecologist recommended if bats are found during building work, all works should stop and a preliminary ecological assessment be carried out. This will be advised by way of informative.

Other Material Considerations

- Southern Water were consulted upon due to the site being in close proximity to a public sewer. Southern Water have concluded the proposed development would be built over or close to a sewer and requested a pre-commencement condition in order to protect drainage apparatus and this has been agreed by the agent.

- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐