

DELEGATED OFFICER REPORT

Application Ref: H/22/93494

Site Address: 49 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed loft extension (including raising the ridge level and new front dormers), Proposed rear extension (with accommodation in the roof space), Proposed front canopy porch, Alterations to fenestration, New external render

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

Planning History?	Yes ☒	No ☐
• Z/14164/001/00 - Extension to house - Permit - 26/11/1974		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received in relation to the accuracy of the drawings.		
Parish Council:	No Objection		
Ecologist:	A single bat roost emergence survey was carried out on 02/05/2023 in accordance with the assessment of low bat roost suitability in the building. There were 3 species of bats active in the area, but no bats emerged from the building. As bats are highly mobile and this is the very beginning of the survey season it is still possible that they could occupy the potential roost features later in the season. The biodiversity enhancements and mitigation were recommended in section 6 of the report. Given the scale of the extensions and the loss of potential bat roost features within the hanging tiles a bat brick and a swift brick (or similar built-in permanent roosting and nesting features) should be incorporated into the design of this building rather than a single bird box mounted somewhere on the site which could be subject to falling off. The hedgehog openings in the garden fences are appropriate. In addition, adding night flowering scented plants to the garden would attract moths and other pollinators as food for bats.		
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 sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd September 2022		

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 Hedge End, West End and Botley (HEWEB 25)

Assessment:

The application site contains a two-bedroom detached bungalow located at the west of Hedge End centre. The site occupies a relatively thin and long plot. To the front is a good-sized garden with parking area. To the rear is an enclosed garden. While the surrounding area is predominantly residential in nature, there are some commercial units and nursing home along this part of Upper Northam Road. The application proposes to provide first-floor accommodation by raising the ridge height and adding two front dormers, which would alter the roof form to a barn hipped roof. The proposal also includes the addition of a rear extension as well as a front canopy porch. The development is 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.

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.
- The erection of a full-width rear extension, the expansion of the roof to create a barn-style roof form as well as the increased ridge line, and the introduction of new materials would result in a material change to the scale and design of the host property compared to the present situation, but, even so, all the proposed changes are considered to refresh and modernise the appearance of the application property. In particular, the proposals can remove the dilapidated elements of the existing house, i.e., the front gable end, to upkeep the high-quality appearance of the area. As such, the resulting dwelling would represent an improvement to the setting and context.
- While the style of the property would become visually different to the other properties in the close vicinity this does not mean that it would be incongruous. The height of the resultant property would be at a similar height to that on No. 51. In addition to this, it has not been shown that the area is so locally distinctive that it is necessary to promote or reinforce such distinctiveness. Therefore, the proposal

is considered to sit acceptably within the mixed Upper Northam Road street scene.

- The proposed front canopy porch would be small in scale and would complement the façade, creating an attractive feature to the principal entrance.

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.
- Other than the rooflights, no side facing windows are proposed on the first-floor level and therefore the proposal would not have an adverse effect on the living conditions of the occupiers of Nos 47 and 51 in terms of privacy. No objections have been received from any neighbours during the consultation period.
- The rear garden of the application site is relatively long, with the closest rear neighbour being distance approximately 45 away. It is considered that the proposed first-floor rear windows would not create a sense of unacceptable overlooking to them.

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.
- The Council's Ecologist has advised that the building has been assessed as having low bat roost potential and as such at least one Phase 2 bat survey is required. A single bat roost emergence survey was carried out on 02/05/2023 in accordance with the assessment of low bat roost suitability in the building. There were 3 species of bats active in the area, but no bats emerged from the building. As bats are highly mobile and this is the very beginning of the survey season it is still possible that they could occupy the potential roost features later in the season.
- The biodiversity enhancements and mitigation were recommended in the report, which will be included as an informative on the decision notice.

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.
- The proposal will add a bedroom and will result in the property being categorised as having 3+ bedrooms which requires at least 2 off-highway spaces. It was noted

from the site visit that sufficient on-site parking space can be provided within the curtilage of the dwelling.

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
- Taking full and proper account of the context of the site, including the character and appearance of the locality both in themselves and in relation to adjoining buildings, the proposals are considered to propose a limited impact on the character of the locality. Also, no proposed developments would have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposals can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments

