

DELEGATED OFFICER REPORT

Application Ref: H/23/95108

Site Address: 13 STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DU

Case Officer: Claire Campbell-Best

Description: Demolition of existing extension and re-build single storey rear extension with 3 no. rooflights on existing footprint

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Residential Built Up Area Within the Netley Abbey Conversation Area Article 4 Direction – Removal of permitted development rights to front facades HRA Screening Criteria: SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
LDC/23/94833	Lawful Development Certificate: For demolition of existing extension with 3no. rooflights on existing footings	CLOPUD – Certificate Not Issued 17/04/2023

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Hound Parish Council:	No Objection		
Built Heritage Officer:	<u>No objection (Summarised):</u> This proposal will enhance the liveability of this property and by so doing help to preserve it and therefore the character of the Netley Conservation Area without detrimentally affecting it.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 06/06/2023		

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, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals and Netley Abbey Conservation Area Appraisal and Management Proposals (Area 10)

Assessment:
<u>Site and Proposal</u> The application site contains a two storey Victorian/Edwardian mid terrace dwelling located on the north western side of Station Road and within Area 10 of the Netley Abbey Conservation Area. The property itself has a shallow set back from the road and there is a

low level front boundary wall, ground floor bay window and recessed porch to the frontage. There is a staggered elevation to the rear where there is currently a single storey lean-to which wraps around the original outshoot at ground floor level, extending out into the rear garden and is in line with the extensions to the adjoining terraced properties. The surrounding area comprises of terraced housing and adjacent to the site lies a modern pair of semi-detached two storey dwellings and Netley Library which is an attractive Victorian/Edwardian building.

This application seeks permission to remove the existing rear wraparound single storey lean-to and replace this structure with a flat roofed single storey extension. The proposed extension would have the same footprint as the existing lean-to but as noted would have a flat parapet roof with a maximum overall height of approximately 3.0m. The extension would extend and be in line with the adjoining neighbouring rear extensions and would comprise of a kitchen and sitting area, there would be 3no. rooflights and a set of patio doors and 2no. full length panel windows to the proposed rear elevation.

There would also be some internal reconfigurations; to the ground floor, a shower room would be installed, and the staircase re-positioned so that the bedrooms and bathroom to the first floor can all be individually accessed, allowing for an improved functional layout throughout the house.

The proposed extension would be finished in materials that would match the existing dwellinghouse.

Previous Lawful Development Certificate Application

A lawful development certificate application (LDC/23/94833) for the same proposal was refused on 17/04/2023. This was because the proposed extension did not fall within Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reasons:

- The rear wall of the original dwelling house is taken from the dining wall elevation resulting in the proposed extension extending beyond the original rear elevation by more than 3m (4.8m).
- The development would extend beyond a wall forming a side elevation of the original dwellinghouse (side wall of original kitchen) and would have a width greater than half the width of the original dwellinghouse

As a result of the proposal not falling within permitted development, the applicant was advised to submit a formal planning application.

Principle

The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge where the principle of development is acceptable.

The application site also falls with Area 10 of the Netley Abbey 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.

Design and Layout

- The design of the proposed single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The extension would be sited to the rear of the property and would not be visible within the public domain. There would be minimal impact within the street scene.

- Due to the site being within the Netley Abbey Conservation Area, the Built Heritage Officer was consulted upon. They had no objections and advised the proposal would enhance the liveability of the property and in turn would result in the dwellinghouse being preserved and would not be detrimentally harmful to the conservation character area.
- The proposed extension would replace a tired structure and would rejuvenate the appearance to the rear of the property, Additionally, the extension would not extend further beyond the rear extensions to the adjoining neighbours (no. 11 and 15) and would be akin to the rear extension seen at no. 15, therefore the proposal is considered to be in keeping with the surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential

- 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.
- The proposed rooflights are above head height and would not generate any overlooking concerns.
- The proposed patio doors and full length glazed panels would look directly into the rear garden of the application site and as such would not create any overlooking or loss of privacy concerns to nearby neighbouring amenity.

Other Material Considerations

- While the proposals appear to be within the site's boundary, an informative will be added to advise the applicant of the Party Wall Act.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ☐