

DELEGATED OFFICER REPORT:**Application Ref:** H/23/94697**Site Address:** MINAGISH, HOUND ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FZ**Case Officer:** Clare Martin**Description:** One and a half storey side extension with extended rear dormer, raised decking, elevational alterations and replacement porch following demolition of integral garage.

Particular Site Constraints?	Yes ☐	No ☐
• Within Urban Edge • Adjacent to Spear Pond Gully SINC • Site covered by Blanket Tree Preservation Order • Site is within Flood Zone 2&3		

Planning History?	Yes ☐	No ☐
• F/14/75338 - Erection of 2.5 storey extension (half-basement, ground and attic storeys) to side/front (south and west) including extension of existing rear dormer, 2no. roof-lights and juliet balcony on side elevation (west). Formation of raised decking area to side and rear (west and north). Single storey pitched roof extension to side (east) – Permitted (Oct 2014) • Z/16909/4 – Construction of two storey side extension following demolition of garage and erection of detached double garage with accommodation above – Permitted (Aug 2003) • Z/16909/00A - Extension to include 3 bedrooms and bathroom in roof and double garage – Permitted (Sep 1976)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Ecology Officer: (summarised)	<u>Comments based on preliminary ecological assessment (6/6/23)</u> <u>Bats</u> The building has been assessed as having negligible bat roost potential, but the site has value for foraging and commuting bats. The shrubs and woodland have the capacity to support nesting birds and must be protected during construction. <u>Construction Environmental Management Plan</u> A CEMP will be required via a pre-commencement condition. This must include the precautions to protect wildlife, as detailed in the PEA report section 6.2.1 with the following amendments: • I do not agree with the recommendation in the PEA report that if vegetation cannot be cleared outside of nesting season it should be covered to exclude birds or reptiles. This is not an accepted practice and is not safe as animals can become trapped. If vegetation or brush piles cannot be cleared outside of bird nesting season, then they must be checked by a suitably qualified ecologist immediately before clearance. If any active nests are found the nest must be protected from		

	disturbance with a 5 m buffer until after the chicks have fledged and left the nest. - Any vegetation/log pile/habitat that could shelter reptiles must also be removed carefully, by hand and outside of the reptile active season and the grass be kept cut short until after construction is completed so that it will not become suitable reptile habitat. - A fenced construction exclusion zone and silt fencing (such as hay bales wrapped in terram-type landscaping fabric and pegged down) must be erected before the start of works to prevent runoff and silt from the site from entering the woodland and Spear Pond Gully SINC. Silt fencing must be checked daily by the site manager and replaced immediately if damaged or breached at any time. - Re-fuelling of equipment may only be done on absorbent pads, on the drive at the front of the house and away from the slope or the woodland. - External lighting should not be used during the construction phase, or if needed to enable works, it must be shielded so that no light enters or shines on the woodland. <u>External Lighting</u> A condition is required for internal and external lighting. Light spill from the windows facing the SINC and woodland must be prevented with light reducing glass or blackout blinds. External lighting must be avoided or minimised according to the guidelines in the report. <u>Biodiversity Enhancements</u> The recommendations for biodiversity enhancement with one bat tubes/brick and one swift brick is appropriate. Ideally the bat roost and the swift bricks would be on different elevations from each other and away from any source of light such as light spill from windows (which must also be eliminated). A bat roost needs to be exposed to the sun for part of the day, but a swift nest box should be out of direct sunlight. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk › our-work › putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Tree Officer:	<u>No objection</u> – subject to a pre-commencement condition for an arboricultural method statement. The site contains a number of significant trees, so in close proximity to the existing dwelling. All trees on site (and any in adjacent property) are subject to a Tree Preservation Order. Whilst we have no concerns regarding primary impacts (e.g. encroachment in the root protection areas by new development), we have some concerns regarding secondary impacts, such as construction access and activities. In addition, the topography of the site can raise issues where RPAs are in close proximity to the proposed development area. However, these problems should be

	manageable through the use of an arboricultural method statement (AMS) and tree protection plan (TPP). The AMS can detail how development can occur in close proximity to RPAs and tree crowns, whilst the TPP will demonstrate how trees can be protected during the development.
Parish Council:	<u>No objection</u>

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out on 22 nd March 2023		

Pre-commencement Conditions:	Yes ☒	No ☐
Details: Email from agent pre-commencement conditions ok		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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:
Principle The site is within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies. Character and Appearance The proposal is to convert the single storey garage into living accommodation and extend the western side of the chalet bungalow with the roof of the extension overhanging a new raised terrace at the end of the property. The proposed extension is at a one and a half storey scale and includes enlarging the existing rear dormer window at the back of the property. The proposal will also update the appearance of the existing dwelling by extending grey slate tiles and grey/ off white render over the entire dwelling. It will also increase the number of photovoltaic panels on the property's southern elevation. Overall, the proposed work is considered to be suitable for the host dwelling in terms of its form, scale and appearance. The chalet bungalow itself is mostly hidden from view down a long access track behind a high ever green hedge. The site has little impact on the appearance of Hound Road and the proposal is considered to fit in with the mixed residential character of the locality.

Residential Amenity

The proposed building works are located at the western end of the dwelling where they will not impact on the light received or outlook from the adjoining properties.

In terms of overlooking, there is a separation distance of around 20m from the extended dormer window, patio door and terrace proposed in the northern elevation to the shared boundary with The Willows. While there will be an element of overlooking into the neighbours property, it will mainly be towards the end of their rear garden with the neighbour maintaining a more private area being immediately next to the house where views are restricted by a high brick wall. Likewise, the applicant's detached annexe mostly obscures views from the proposal into the garden of the neighbour to the south (Amberwoods). As such the proposal is not considered to have an unacceptable impact on the privacy of the neighbouring properties. No neighbour objections have been received.

Ecology

The site is located next to Spear Pond Gully SINC and a preliminary ecological assessment has been provided with the application. The report assesses the dwelling as having negligible bat roost potential, but the site has value for foraging and commuting bats. The shrubs and woodland in the SINC also have the capacity to support nesting birds and must be protected during construction. No objection has been raised by the Ecology Officer providing a construction and environmental management plan and lighting details are provided by condition.

In terms of biodiversity enhancements, the report recommends one bat tubes/brick and one swift brick are provided. This has been accepted by the Ecology Officer who goes onto to provide further advice about the positioning of the boxes within her consultation response.

Other Considerations

- The development site is close to a number of significant trees. No objection has been raised by the Tree Officer, providing an arboricultural method statement (AMS) and tree protection plan (TPP) is conditioned.
- While the wider application site is within flood zones 2 & 3, the extension and raised terraced is outside of these zones and therefore it is not necessary to condition additional flood prevention measures.
- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- There are no likely significant impacts on the Special Protection Area.

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 emerging 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 emerging plan policy. The

need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...