

DELEGATED OFFICER REPORT

Application Ref: H/23/95041

Site Address: HOLMES LODGE, MOORHILL ROAD, WEST END, SOUTHAMPTON,
SO30 3AY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed front and side extension and extended first floor
accommodation (Amended Part Retrospective H/22/92498)

Particular Site Constraints?	Yes ☒	No ☐
• Within Strategic Gap • Countryside • Outside Built-up Area Boundary • Ageas Bowl (formerly the Rose Bowl) and Tennis Centre Special Policy Area • Tree Protection Order (s)		

Planning History?	Yes ☒	No ☐
• F/17/80633 - Divide existing dwelling into 1no. four bed and 1no. three bed dwelling with associated car parking, access, amenity space and landscaping. - Permit - 31/08/2017 • H/22/92498 - Front extension and extended first floor accommodation including 4no. rooflights (Part Retrospective) - Permit - 16/05/2022 • H/22/94429 - Proposed front extension (Part Retrospective) - Withdrawn By Applicant - 14/02/2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection to the proposal		
HCC Highways:	General Information, no comments specific to application		

Site Visit:	Yes ☒	No ☐
Details: 18 th May 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 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The application site is located in the countryside and forms the end dwelling of a line of four dwellings on this side of the road. To the North and East of the site is the land associated with the Rose Bowl which is designated as a Special Policy area. Opposite of the site is a narrow-landscaped strip that runs parallel to the road and beyond this is Moorhill Gardens comprising a line of detached two storey dwellings which lie within the urban edge. Holmes Lodge is originally part of South Lodge, but it has become a subdivided dwelling since 2017. Setting in a fairly large plot with a leafy character, the plot provides a secluded rural feel. There is a private gated entrance driveway and ample outside space. The application is part-retrospective and relates to the erection of a front and side extension and extended first floor accommodation including 3 additional dormer windows. It was noted from the site visit that some works are in the process of being constructed.

Principle

- 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.
- The application site also falls within the special policy area known as The Ageas Bowl (formerly the Rose Bowl), in light of this, due consideration has been given to Policy WE4 of the Eastleigh Borough Local Plan (2016-2036). This policy highlights the need to protect the predominantly green and open character of the area. The hours of use of any floodlighting may be limited in order to minimise its impact on nearby residential property.

Background & Comparison to Previous Scheme

A similar scheme (H/22/92498) was approved in 2022 and the permission is currently extant. The following amendments have been made to the current application in comparison to the approved application:

- The floor area of ground floor front and side extensions are substantially similar with H/22/92498, but with a new front porch and altered internal arrangements and fenestrations.
- The proposed first-floor extension is significantly larger than what have been approved in H/22/92498 with 3 additional dormer windows and full height glazing window. The main accommodation for the dwelling is now relocated on the ground floor, and two additional bedrooms will be added on the first-floor level. The application property will become a 4+ bedroom dwelling.

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.

- Cumulatively the works proposed amount to substantial alterations to the dwellinghouse which would have a considerable impact upon its visual appearance. However, the application property is situated in a tucked away location where its prominence is reduced, thereby any new developments would have little impact on the street scene. It was also noted from the site visit that the site frontage is enclosed by an evergreen hedge in excess of 2m in height and several mature trees, which can provide significant screening to the application property.
- The application proposes to provide first floor accommodation by raising the ridge height and adding three dormer windows. It would alter the roof form and double the amount of accommodation currently available. However, it is not considered that the first-floor elements would be disproportionate to either the host property or the extent of its plot. The site does have sufficient space to accommodate this nature of extension. From a wider perspective, the proposed first floor extension could be considered a seamless extension with matching materials and a continuous building line. The character of the locality would be preserved and therefore no detrimental or adverse impact to the countryside.

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.
- The proposed first floor extension would result in additional bulk, however, owed to its position, it is unlikely to affect the nearest neighbour (South Lodge) in terms of loss of privacy or loss of light. Furthermore, the proposed dormer windows are facing no neighbours and towards land that will not cause a loss of privacy, and therefore the impact is minimal.
- The issues raised by neighbouring residents relating to the waste, noise and odour are not material planning considerations, and therefore are either subject to separate legislation outside of the planning remit or are civil matters and cannot be taken into account in the planning assessment of this proposal.

Trees and landscaping

- The Council's Tree Consultant has been consulted as part of this planning application. He noted that the foundations have already been constructed, which is normally the most damaging element of construction. Whilst there are protected trees to the west of the development site, they are suitably distant to warrant special protection.
- During the site visit, it was noted that several the trees were in poor health or dead but, fundamentally, there was no evidence on site to demonstrate that someone had, through deliberate actions, harmed the trees.
- The neighbour has raised concerns that the damage is already done to the surrounding area and Telegraph woods. However, it is beyond the remit of a Tree Consultant and Planning Officer. This case has been passed to the Council's Enforcement Department for further investigation.

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.

- There is sufficient on-site parking provision to serve the property of this size and therefore the development proposal will accord to guidance set in the Residential parking standards SDP.
- Taking into account the material considerations relating to Public Rights of Way, Commons and impacts to Hampshire County Council Country Parks and Countryside Sites, some informatives will be imposed upon the grant of planning permission.

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
- While the proposed developments are larger in bulk in comparison to the approved scheme (H/22/92498), they are not considered to cause greater impacts or to such an extent that the application should be refused. The on-going investigation of the

application site regarding trees and a carport should not affect the determination of the planning application.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		