

DELEGATED OFFICER REPORT

Application Ref: H/22/94087

Site Address: 14 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ER

Case Officer: Claire Campbell-Best

Description: Two storey rear and side extensions including a new porch and patio to the rear. Alterations to fenestration. Enlargement of existing garage and store. Alterations to site frontage to include widening of the existing driveway (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Built-Up Area Tree Preservation Order 60-H and 333-E HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
F/09/65394 16 Southern Road	Two storey rear and single storey side extensions with rear facing dormer window	Permit – 11/08/2009
F/13/72399 12 Southern Road	Erection of first floor side and rear extension	Permit – 31/05/2013
H/18/83822 12 Southern Road	Single storey rear extension	Permit – 21/09/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 letter of objection and 5 comment letters on original plans</u> • Loss of privacy and amenity • Store and garden room is too close to the boundary to no. 12 • Overshadowing • Loss of light <u>1 letter of objection on amended plans</u> • Visually intrusive • Overbearing • Overdevelopment • Excessive scale		
West End Parish Council:	No objection		
Trees:	<u>Comments on Arboricultural Information received:</u> We are satisfied that the proposal can be achieved whilst retaining and protecting the significant trees on site. The submitted arboricultural information demonstrates this. We raise no arboricultural objection to the proposal, subject to the following condition: The development must accord with the arboricultural report reference KTML36622 – AIA & AMS. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TPP 2022.05.02/04 Rev E. Once		

	installed, no access by vehicles or placements of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. <u>Original comments received 15/11/2022:</u> There are a number of significant, protected trees on site. At this stage, no arboricultural documents have been provided demonstrating that the proposal is feasible with regards to trees. Therefore, we are unable to assess the application. We raise a holding objection and invite the applicant to submit arboricultural information, as per British Standard 5837:2012 and the Trees and Development SPD.
Ecology:	<u>Comments on Bat Roost Assessment received 08/06/2023:</u> I have reviewed the Bat Roost Assessment report by Phillips Ecology (June 2023). A Preliminary Ecological Assessment was done in December 2022 and the house was assessed to have moderate bat roost suitability. The Executive Summary section of the report states that two dusk presence/absence surveys were done in May 2023 (possible typing error?), however section 2.2.3 Table 2 confirms that both a dusk emergence and a dawn re-entry survey were done in accord with best practice guidelines. Common pipistrelle bats were recorded foraging and commuting but there were no emergences or re-entries. Surface water drainage information has been requested but not yet provided. The mitigation recommended for this proposal is: In order to limit any effects on foraging and commuting bats, external lighting should be limited and used for safety purposes only, both during construction and when the extension is occupied. The following lighting measures are required: • Construction works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site. • Lighting to the completed house and garage should be as low brightness as possible, kept at a low level and directed away from all structures and boundaries. • Lighting on sensors should not be so sensitive that foraging bats trigger them. • All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2018). The biodiversity enhancements recommended in the report include two bat boxes and two swift nest boxes. Built-in bat and swift bricks/boxes are preferred over externally mounted boxes as they do not require maintenance and cannot fall off. Bat boxes should be placed in dark locations away from windows or porch roof lanterns which light the exterior of the building. Additional guidance is available from the Bat Conservation Trust and Swift Conservation. Enhancing

	the garden with additional night-scented flowering plants will help attract moths and other pollinating insects as food for bats and swifts. <u>Original comments received 21/11/2022 (Summarised):</u> A preliminary ecological assessment is required. The report must include biodiversity enhancements.
Hampshire County Council Highways:	No objection Whilst the proposals involve the widening of the existing driveway (to facilitate parking for at least 3 vehicles), and the widening of the driveway access through the partial removal of the perimeter wall, neither of these elements involve a change to the highway access (drop kerb).
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/11/2022		

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:
<u>Site and Surroundings</u> The application site contains a detached two storey dwelling set within a good-sized plot on the north western side of Southern Road. The property itself is set well back from the road by a hardstanding driveway and a detached garage. There is also a garden that wraps around the front, side and rear of the dwelling which contains protected trees. There is a noticeable topography to the site where the ground declines from west to east. As a result, the ground levels between plots lower in an easternly direction. The surrounding area is residential in nature and contains two and one storey dwellings in spacious plots. Many of the properties within this area have been extended over time resulting in large, detached dwellings. <u>Proposal</u> This application seeks permission for the construction of a two storey side and rear wraparound extension which would incorporate a new porch and patio to the rear, the enlargement of the existing garage and store and the widening of the existing driveway and access to the perimeter wall. Amended plans were received 31 January 2023 which shows the proposed two storey extensions would be set down from the main ridge of the host dwelling and reduced in depth at the rear, alterations to the proposed fenestration, a reduction in height to the patio and the proposed garden room leading off from the enlarged garage has been omitted entirely from the application.

The two storey extension would wraparound the rear and south western side elevation of the host dwelling. The side element would be set back from the principal elevation and set in from the shared boundary with no. 16 by a minimum of 1.75m. This would have a width measuring approx. 3.5m, an eaves height of 4.7m and an overall height of 7.1m. The side extension would have a depth of 10.2m but this would incorporate the two storey rear element.

The rear element would extend 4.3m from the rear wall of the host dwelling, it would have a width of 11.7m, an eaves height of 5.6m and an overall height of 7.9m. Both the side and rear extensions would be set down from the main ridge of the dwelling and would have a hipped roof with a subservient gable feature to the rear. The extension would be finished in materials that would match the existing.

The enlarged garage would have a pitched roof and would increase by 1.0m in height (approx. 4.4m) and width (approx. 4.2m) and would have a depth of 10.9m. This would have an up and over garage door to the front, 1no. window to the rear elevation and 1no. access door to the side elevation. There would also be a garden store and workshop to the rear of the garage. This would also be finished in materials that would match the host dwelling.

The patio to the rear would lead off from the two storey rear extension and extend a further 5.4m into the rear garden with steps leading down into the garden. There would be glass balustrading to the north east section of the patio.

There would also be alterations to the existing fenestration; the ground floor window to the front elevation would be changed from a flush window to a bay window to match the current bay window to the front. The door to the north east elevation would be replaced with a full length glazed panel and 1no. window would be infilled.

Principle

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

Design and Layout

Policy DM1 of the submitted 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 character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout, density, design and siting.

The proposed two storey side and rear extension and patio, enlarged garage, fenestration alterations, widening of the driveway and access to the perimeter wall, following receipt of amended plans are considered to be acceptable with regard to its overall design and appearance. While a significant amount of work is proposed, it is of an appropriate scale due to the size of the plot and would not be considered overdevelopment.

Additionally, the wraparound extension would be set back from the principal elevation and set down from the main ridge of the host dwelling, providing a sense of subservience, retaining the character of the property. The majority of the extension would be sited to the rear and not be visible within the public domain.

From a site visit it was noted that there were other examples of similar extensions (including enlarged garages) within the immediate vicinity (adjoining neighbours no. 12 and 16). Therefore, the proposals are considered to be in-keeping with the surrounding area and would fit in comfortably within the street scene.

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.

As a result of the location of the proposal, the main assessment of impact upon neighbouring amenities are the adjoining neighbours (nos. 12 and 16).

The two storey wraparound element would not project any closer to the neighbour at no. 12. The rear element of the extension does not extend past the rear built line of no. 12 and as such, the extension does not generate any outlook or loss of light concerns. The proposed garage enlargement would project 1.m closer to no. 12 and would be 4.5m (approx.) away from the neighbour. The neighbour has raised concerns with regards to the proposed height of 4.4m, however, the pitched roof would slope away from this neighbour, reducing its prominence and overbearing. Additionally, there is a high, mature hedge and fencing between the shared boundary that would screen the majority of the garage. Due to these factors and the existing relationship, the enlarging of the garage of not considered to have an adversely harmful impact to the neighbour at no. 12.

The proposed side extension would project 3.5m closer to the neighbour at no. 16 and would also be 10.4m away from this neighbour. The proposed rear extension would extend beyond the rear built line of no. 16, however due to the positioning, orientation and distance of the neighbouring dwelling, the proposed development is not considered to cause any outlook or loss of light concerns.

This neighbour has also raised concerns with regards to overlooking. The windows that could potentially cause overlooking concerns are the first floor windows to the proposed rear elevation and the proposed side facing windows to the south western elevation. The Juliet balcony and windows serving the principal bedroom would mainly look into the garden of the application site and would be angled away from the neighbouring garden with no direct views to the private amenity space closest to the dwelling. There is always an expected level of overlooking into adjacent neighbouring gardens and unavoidable in urban areas.

The proposed windows to the principal bedroom's ensuite have 2no. full length windows to the north west elevation and 2no. high level windows to the south west elevation. There would also be a further 1no. first floor window to the south western elevation which would serve an ensuite to bedroom two. Due to the location and position of these windows in relation to the neighbouring property, these windows will be conditioned so that they are obscured glazed, the full length windows to the north west elevation would also be conditioned to remain permanently shut and the smaller windows to the south western elevation would be conditioned to have a top hung openings only. As such, with the conditions in place, there would be no concerns with regard to overlooking or loss of privacy.

Turning to the proposed patio and the impact upon neighbours, it should be noted, the patio can be installed without the need for formal planning permission. To make way for the extension and patio, the ground levels would be altered. As a result, the patio would actually be set down slightly lower than the current ground levels. However, it is acknowledged due to the topography of the site, no. 12 has raised concerns of potential overlooking caused by the patio. As a result, the amended plans show boundary planting to a height of 2.7m and above the current fence line along the shared boundary, screening the patio from this neighbour. The boundary planting will be secured via condition.

No. 16 have also raised concerns with regards to the patio overlooking into their garden. However, as noted, the patio would not be higher than the current existing ground levels. No. 16 is also positioned on higher ground levels with a 1.8m fence between the shared boundary. It is considered due to the existing relationship, the current views and the

adequate screening already in place, there would be no increased nor unacceptable overlooking or loss of privacy with regards to this neighbour.

Overall and to conclude, the proposal is not considered to have a detrimentally harmful impact upon the amenities of nos. 12 and 16 and comply with the abovementioned policies and the 'Quality Places' SPD.

Highways Safety and Parking

Policy DM14 of the submitted Eastleigh Borough Local Plan (2016-2036) require residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouse, which are dependent upon the amount of bedrooms.

The application proposes an additional bedroom, resulting in the host dwelling becoming a 4no. bedroom house which required 3no. off-street parking spaces. This would be provided by the proposed widened driveway and perimeter wall. Hampshire Highways were consulted upon due to the nature of the works and they advised they had no objection to these works from a highway perspective as there would be no change to the highway access.

Ecology and Trees

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulate 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 promotes the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provision and new habitats and features compatible with the nature biodiversity characteristics of the Borough.

Owed to the nature of the development, the Council's Ecologist and Tree Officer was consulted upon.

The Council's Ecologist advised due to records of bats, hedgehogs and slow worms near the property, they requested a preliminary ecological assessment.

A Bat Assessment Report by Philips Ecology was received 07 June 2023. The Council's Ecologist has reviewed this and is content with the measures set out. As such, it is recommended that this be secured via condition. Biodiversity enhancements are recommended to be included by way of informative. In addition, the Council's Ecologist requested a surface drainage plan, the Agent provided a summary of the drainage via email and the Ecologist was satisfied with the drainage arrangement and did not require any further information.

The Council's Tree Officer requested arboricultural information due to the number of significant, protected trees on site. The Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan was received 15 March 2023. The Council's Tree Officer has reviewed the submitted information and is content the protected trees will be retained and protected with the development in place. They have recommended no development shall start until the tree protection measures has been put into place as per the tree protection plan. This will be secured via condition.

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 ☐