

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/94964

**Site Address:** HOLLYLEIGH, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JD

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Single storey front and rear extensions. Two storey side and rear extensions. Alterations to fenestration (AMENDED DESCRIPTION)

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| <b>Particular Site Constraints?</b>                                                                                                                                              | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li><li>• Adjacent to Designated Conservation Area</li></ul> |                                                |                                    |

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|------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                               | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There does not appear to be any planning history relating to the site. |                                     |                                               |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                             | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | One objection was received commenting on the originally submitted proposals, stating that the proposed front garage would be beyond the building line and require loss of established trees.                                                                                                                                                                                                                                   |                                             |                                           |
| Parish Council:   | No comments received                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |
| 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.<br><br>Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. |                                             |                                           |

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|------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                 | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 18 <sup>th</sup> May 2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 36) |

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| <b>Assessment:</b>                                                                                                                                                               |
| Hollyleigh is a two-storey detached dwelling setting within a good-sized plot. The site slightly slopes downwards from east to west and consequently the application property is |

elevated slightly higher than the road. The surrounding area is predominantly residential in nature and made up of a wide range of dwelling types of varying ages and architectural styles. While the application site is not within the Conservation Area, it is surrounded by it to the East and South. The application originally included a detached garage at the front garden. However, it is considered that this structure would look unusual and out of place within the context of the surrounding area. Following discussion with the applicant, it was agreed to omit this element from the proposal. The present scheme only proposes a combination of single storey and two-storey extensions at the front, side, and rear elevations.

### **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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 36) which provides the following guidance on developments and that they should ensure that:
  - i) Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
  - ii) Ensure that any backland development is subordinate to the existing development and serviced via a separate access road
  - iii) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting

### **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 site is subject to a western incline, whereby the application property is elevated above the ground level. Given the property is set back from the road and the existing front boundary consist of high trees and bushes, the property itself is not quite visible from School Lane, which means that the proposed developments at the front/side would also not be highly prominent and visible from public vantage points. While the proposed rear extensions are relatively large, they would have little impact, only be visible from the neighbour's rear garden.
- The proposals would be finished in a white render and timber (larch) vertical cladding, The proposed windows would be grey aluminium framed. It is intended that the external facing materials of the original dwelling would also be changed from brick to white render. Although the resulting property would be of a more contemporary appearance, the immediate surrounding area is relatively mixed and that proposed would just add to the existing variety. This is acknowledged within the Supplementary Planning Document 'Bursledon, Hamble-le-Rice and Hound Character Areas', which describes the strength of character in this area (BHH 36) as moderate and highlights the mixed age, character and form of existing development. Further, it was noted from the planning history search that a recently approved scheme for extensions to the adjacent neighbour (Cherry Trees) also takes the form of combining larch cladding with render, as such the resulting property would not out of context with the character of the area. And again, there are substantial natural screening obstructing views of the front elevation from

School Lane, therefore alterations of fenestrations and appearance to the principal elevation are not considered to create a discordant visual impact.

### **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 neighbours most impacted by the proposal would be Cherry Trees as the proposed side and rear extensions would be positioned in close proximity to the common boundary. However, the side access would be maintained so the proposal would not result in an unduly cramped and oppressive form of development that would affect this neighbour.
- There was concern that the proposed side extensions would result in a large and cumbersome addition and then has the potential for there to be an overbearing impact and loss of outlook and light for the occupiers of Cherry Trees. But taking into account the separation distance between the two dwellings and the first-floor side addition would be setback behind the front wall, the proposal would not affect this neighbour to a degree that is unacceptable.
- The Juliet balcony is considered to be no more intrusive than large windows, in that there would be no external space to sit on and therefore would not create any unacceptable overlooking or loss of privacy.

### **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.
- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

### **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
- In conclusion, the proposed extensions are in proportion to the existing building in form and scale. The contemporary design is also considered suitable for this house. Also, the proposal would not affect the neighbouring residents to such an extent that the application should be refused. For these reasons, the proposal can be recommended for approval.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments