

DELEGATED OFFICER REPORT

Application Ref: H/23/95135

Site Address: 25 YORKE WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LP

Case Officer: Dorothy Hei-Tung-Hoh

Description: single storey rear extension, render over pebble dash and alteration to fenestration (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Ecologist:	Even the rear dormer has been omitted from the proposal, the biodiversity enhancements are still required. And given the state of the roof, and the bats nearby it may be a good idea for enforcement to have a chat if they are planning to do the roof work under permitted development.		

Site Visit:	Yes ☒	No ☐
Details: 8 th June 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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 39)

Assessment:
The application property is a two-storey, semi-detached dwelling on the western edge of Hamble. The property is brick built and pebbledash rendered and has an enclosed garden with one outbuilding. The surrounding area is residential in nature, characterised by a mix of terraced and semi-detached two-storey dwellings, similar in design and period to the application property. The proposal originally included the roof alteration and the construction of dormer windows to the rear elevation of the property, but now the single storey rear extension and the alteration to the external wall and fenestration are the

remaining elements. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 39) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
 - iii) Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
 - iv) Retain and extend the continuity in building line.

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 proposed single storey extension would be located at the rear so it would not be visible from the street scene, ensuring that the character of the host dwelling and wider surroundings are preserved. Using matching materials would also ensure a cohesive and consistent aesthetic, ensuring that it would not stand out as an incongruous feature. By sitting on the similar footprint of the existing rear extension, the proposed rear extension would minimise its impact and prevent overdevelopment.
- The proposed alterations of applying render over pebble dash is unlikely to have a significant impact on the street scene as it is quite common in the area, which would be consistent with the architectural style found in the neighbourhood. Similarly, the alteration to fenestration is considered a minor adjustment that would not drastically alter the appearance of the host dwelling.

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 development and alterations are designed in a manner that ensures minimal impact on the neighbouring properties. Firstly, the single storey nature of the extension would eliminate any concerns regarding overlooking or loss of privacy for adjacent dwellings. Additionally, the other proposed alterations, such as rendering the external wall and modifying fenestration, would not pose any direct concerns to the neighbouring properties. These alterations primarily focus on enhancing the aesthetics of the property without compromising the privacy or well-being of nearby neighbours.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates 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 promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats very close to this property and the proposal involves extensive works to the roof. As such, the Council's Ecologist has been consulted as part of this planning application. It was advised that there are multiple slipped roof tiles on the front elevation which represent potential bat roost features. A preliminary bat roost assessment including an internal inspection of the loft will be required. Further surveys may also be required. There are also records of hedgehogs and stag beetles nearby. A precautionary working method to protect these species during construction will also be required.
- Following the submission of the amended scheme now being considered, it was confirmed by our Ecologist that the bat survey is no longer required for the single storey rear extension. However, the applicant must be advised that although permitted development may cover some of the work to the loft, wildlife protection laws still apply. The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If it is possible that protected or invasive species may be affected by a development, it is the applicant's responsibility to have an ecology survey and implement the recommended mitigation measures.

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.
- The proposal does not include the addition of any bedrooms therefore does not generate a need for additional parking provision.

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
- Overall, the proposed development and alterations have been designed to minimise any potential negative effects on the neighbours while ensuring compatibility with the surrounding context. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments