

DELEGATED OFFICER REPORT

Application Ref: H/23/95385

Site Address: SPRINGFIELD, RUTLAND GARDENS, BURSLEDON,
SOUTHAMPTON, SO31 8FZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders - TPO no. 39 – group 3 11 Oak, 1 Birch located along rear boundary of application site.		

Planning History?	Yes ☒	No ☐
• F/14/74674 - Two storey side extension following demolition of existing garage and construction of single storey rear extension with attached raised patio and steps - Refuse Planning Permission For - 10/07/2014 • F/14/74990 - Two storey side extension following demolition of existing garage and construction of single storey rear extension with raised patio and steps (following demolition of existing conservatory) - Permit - 26/09/2014 • H/20/89415 - Two storey side extension (amended description). - Withdrawn By Applicant - 17/02/2021 • H/21/89978 - Two Storey Side Extension - Permit - 07/05/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 comment was received to the application, highlighting the fact that the new extension would be straight in their eyeline from our main bedroom in wintertime. The neighbour also raised the concerns regarding the trees.		
Parish Council:	No objection		
Tree Consultant:	No arboricultural objection to the proposal		
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. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 2023		

Policy:
National Planning Policy Framework

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 51)

Assessment:

Springfield is a detached two-storey dwelling constructed during the 1970s, accompanied by a detached garage, which is linked to the main house by a covered external area. The site is situated near the top of a cul-de-sac, occupying an elevated position in north Bursledon. The property features a reasonable rear garden, and an ample front parking area which is facilitated by an electronic front entrance gate. A brick wall defines the front boundary of the property. The surrounding area is residential in nature comprising a mixture of two-storey detached, semi-detached properties, some of which at the end of the cul-de-sac are flats. The planning application seeks permission to construct a two-storey side extension. It is important to highlight that the current planning proposal shares similarities with a previously approved scheme (H/21/89978). The permission for the 2021 scheme is currently extant. However, the extension proposed in the current application is slightly larger in scale compared to the previously approved plan as the proposed master bedroom suite on first floor will be extended forward. 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.

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 development's impact on the street scene is expected to be minimal due to the property's location at the end of a cul-de-sac. The lower ridge line of the two-storey side extension also ensures that the structure appears subservient in relation to the host dwellinghouse. Moreover, the proposed extension features aesthetically pleasing design elements, such as slate cladding and extra ground floor window, that contribute positively to the property's street-facing facade, thereby enhancing the character of the entire cul-de-sac.
- The size and proportions of the proposed extension is considered to ensure it remains in harmony with the scale of neighbouring properties and the existing context. There is a gap between the house as extended and adjacent neighbour (Cedar House), this approach ensures there would be no terracing effect and maintain a sense of balance and proportionality.

- Although the current application includes a slight alteration to the previously approved scheme, primarily converting the ground floor garage space to create a study home office, the proposed change to the front elevation (from garage door to window) is considered minor. This alteration is not anticipated to significantly affect the overall appearance of the host dwellinghouse.

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.
- There is a gap between the extended house and adjacent neighbour, and no windows are positioned on the flank wall of both properties. As a result, despite the two-storey side extension being in relatively close proximity to the adjacent neighbour, there will be no overbearing and overlooking issues caused by the extension.
- The first floor of the two-storey extension will not extend beyond the rear wall of the neighbouring property, guaranteeing that it will not obstruct the flow of natural light into their house. The submitted floor plan has also demonstrated the proposal adherence to the 45-degree line requirement, further confirming that there will be no loss of light to neighbouring property.
- The rear neighbour expressed concerns about the extension potentially affecting their main bedroom view, and the new first-floor windows will overlook to their property, however it was noted from the site visit that the proposed extension is positioned at a considerable distance from any rear neighbours. As a result, the proposal is not considered to cause a significantly harmful impact on the amenity of any rear neighbouring properties in terms of loss of privacy. It is also important to emphasise that while neighbourly considerations are valuable, loss of private view is not considered a material consideration.

Trees and landscaping

- Despite the presence of a TPO to the rear of the dwelling, there are no significant trees within the area of proposed development. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposal.

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. Furthermore, the existing ample front parking area will be retained and remains sufficient to accommodate multiple vehicles for the residents.

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
- To conclude, after assessing the application, the recommendation is to permit. The scheme will not create a detriment to any neighbouring properties and is considered a subservient addition to the main house.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments