

# DELEGATED OFFICER REPORT

**Application Ref:** H/22/94072

**Site Address:** 39 VERDON AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HW

**Case Officer:** Claire Campbell-Best

**Description:** Demolition of the existing conservatory, two storey and part single storey rear extension. Canopy porch over front door and alterations to fenestration

| Particular Site Constraints                                                                                                                          | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| Within Urban Edge<br>Within Established Residential Area<br>EBC Owned Land<br>Article 4 Direction – Use of land by Hovercraft<br>Waste/Minerals Site |                                         |                             |

| Planning History               | Yes <input checked="" type="checkbox"/>     | No <input type="checkbox"/> |
|--------------------------------|---------------------------------------------|-----------------------------|
| Reference                      | Description                                 | Decision                    |
| H/18/82366<br>37 Verdon Avenue | Two storey and single storey rear extension | Permit – 14/03/2018         |

| Publicity:             | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:       | None received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                    |
| Hamble Parish Council: | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                      |                                    |
| Ecology:               | <p><u>Updated comments on bat survey received 01/08/2023:</u></p> <p>The updated Bat Roost Assessment report by Phillips Ecology (July 2023) has been submitted. There were no bats seen emerging or re-entering the building on the two bat presence/absence surveys. The report recommends a built-in bat box, and two swift boxes as biodiversity enhancements. Built-in (integral) boxes do not need maintenance and cannot fall off.</p> <p>In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a>.</p> <p>From the report: <i>Care should be taken that the development does not disturb breeding birds. The bird nesting season is taken to be March to August inclusive. Any removal of suitable nest habitat will either need to be undertaken outside of this period or else checked to ensure that no nesting birds are present. If occupied nests are present, then the nest must not be removed and works around the nest can only recommence once the nest becomes unoccupied of its own accord.</i></p> <p>If any exterior lighting is required it must not shine on any vegetation, or on the bat boxes or swift boxes. It must be as <i>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.</i> Light spill from the roof light on the rear elevation has the potential to illuminate any bat or bird boxes on the</p> |                                      |                                    |

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|                         | <p>rear elevation so it should either be shaded at night or this elevation should not be used for bat or bird boxes.</p> <p><u>Updated comments on Preliminary Bat Roost Assessment received 09/05/23:</u></p> <p>I have reviewed the Preliminary Bat Roost Assessment report by Phillips Ecology (February 2023). The building has been assessed as having moderate bat roost suitability due to the features noted in Table 2, page 8 and two bat presence/absence surveys are required before the application can be determined. Opportunities for nesting birds were also noted.</p> <p>Once the application has been determined the following conditions can be added to the decision letter. Additional mitigation may be required if bats are roosting in this building.</p> <p>Condition: If demolition of the buildings/ vegetation clearance is taking place within the breeding bird season (March to September inclusive), the buildings/vegetation must be checked for the presence of nesting birds prior to demolition/clearance. If nesting birds are found, the nest must remain undisturbed with a suitable 5 m buffer and demolition/clearance cannot take place until the young have fledged.</p> <p>Reason: To protect nesting birds in line with legislation.</p> <p>An integral bat box and two swift boxes as recommended in the report are appropriate biodiversity enhancements and can be conditioned. The details of the best elevations for these boxes are given in my previous response and the locations of these features should be shown on a plan.</p> <p><u>Original comments received 06/12/22:</u></p> <p>There are records of bats and hedgehogs near this property. The proposals will involve works to the roof. The photo of the house on Google maps shows some unevenness in the roof tiles on the front elevation. A preliminary bat roost assessment will be required. This must include an internal inspection of the loft. If the garage will be affected by the construction, as it would be very close to the new extension, then it should also be checked for bats and nesting birds. A precautionary working method for hedgehogs will be required. The bat roost assessment report should also recommend biodiversity enhancements for this proposal. A bat brick and a swift brick might be appropriate.</p> |
| Asset Management:       | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| HCC Waste and Minerals: | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Natural England:        | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 10/01/2023 and follow up visit on 10/08/2023 |                                                |                                    |

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| <b>Policy:</b>                                                           |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b> |

**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; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals.

**Assessment:**Site and Surroundings

The application site consists of a semi-detached, two storey property located on the southwestern side of Verdon Avenue. The property is set back from the road by a front garden with off-street parking to the side of the property and a good-sized garden to the rear. The surrounding area generally consists of two storey semi-detached dwellings. There is a variance of form and design to the dwellings within the street with numerous properties having been extended to the rear or to the side. As a result, there is a mixed character throughout the street scene.

Proposal

This application seeks permission for a two storey and part single storey rear extension, the front door to be repositioned on the front elevation with a canopy porch and elevational alterations to include white render to all elevations and mid-grey weatherboard cladding to the first floor front elevation. All the window and doors would be anthracite upvc framed.

The two storey element would have a depth of 5.2m with a dual hipped roof, the single storey element would lead off from this extension and have a further depth of 3.1m and would have a flat roof. Combined, the overall depth would be 8.3m and would span the width of the property.

The existing garage, rear conservatory and ground floor w.c. would be removed to accommodate the proposed extensions.

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 Hamble where the principle of development is acceptable.

Design and Layout

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 account of the context of the site including the 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 repositioning of the front door and addition of a canopy porch is considered acceptable. There is a variety of different style porches along Verdon Avenue, the proposed porch is a modest addition to the front elevation of the property. The existing front door would be replaced with an arched window, retaining a character design feature of the existing dwelling and would mirror the window seen on the adjoining semi-detached property.

While in isolation, the two storey and single storey rear extensions are relatively modest in depth. Combined, it is acknowledged the depth of the extension would be sizeable. However, the proposal is not considered to result in a disproportionate addition to the

existing dwelling and is acceptable in terms of its form, scale and appearance. Additionally, the proposed development would be sited to the rear of the property. The house itself is positioned towards the end of a cul-de-sac and would not be overly visible within the public realm.

From the site visit, it was noted Verdon Avenue has a range of varied house designs that differ from the application site, many of which have been altered over time. The adjoining neighbour, no. 37 Verdon Avenue has been extended to the rear at two and single storey level, to a depth similar to the proposed development in this application. Therefore, it is considered the proposed extensions would be in keeping with the extensions seen in the local vicinity.

The proposal would result in the introduction of new materials to the host dwelling. It is proposed that all elevations would be finished in white render with the exception of the first floor front elevation, which would have mid-grey weatherboard cladding. Upon the site visit it was noted that the property itself is already part rendered and further examples of render could be seen within the wider locality, as such the proposed render is considered acceptable.

There are some examples of cladding within the street scene, however these are not to front elevations. There are however, grey rendered properties within the surrounding area. As such with the variance of materials and colours already present in the wider area, it is considered the proposed grey cladding would not be an overly prominent material within the street scene to cause detrimental harm.

The introduction of anthracite windows and doors is considered acceptable and would aid in giving the property a contemporary appearance.

As mentioned, while the proposed works would involve a significant amount of work, ultimately, it is concluded the extensions are of an appropriate scale and appearance that do not result in overdevelopment of the site.

#### Residential Amenity

The neighbours most impacted as a result of the proposals would be the adjoining neighbours nos. 37 and 41 Verdon Avenue.

As noted, no. 37 has a sizeable two and single storey extension in place which would adequately screen the proposed extension to the rear and it is considered the proposal would have no unacceptable impact on this neighbour in terms of loss or privacy, light or outlook.

The proposed rear extensions would not result project any closer to no. 41 and the current 5.3m separation distance between the two properties would be retained with the development in place. It is considered due to this separation distance, the proposed extensions would not alter the light and outlook to no. 41 to an unacceptable degree. The proposed extension would have 2no. side facing ground floor windows which would face a high level kitchen/diner window and the private rear garden space to no. 41. The applicant has confirmed 1.8m high boundary fencing will be installed along the shared boundary between no. 39 and 41 which would screen the majority of the view from the proposed windows, as such there are no overlooking or loss of privacy concerns.

#### Highways Safety and Parking

The property is currently a 3no. bedroom dwelling, the proposed development would result in a 4no. bedroom dwelling which requires 3no. off-street parking spaces. The proposed ground floor plan indicates the 3no. required spaces would be accommodated by the space to the side and front of the house.

#### Ecology

Owed to the nature of the proposed development, Ecology were consulted upon, a preliminary bat assessment was requested due to records of bats within close proximity to the site and loose roof tiles on the house.

A preliminary bat assessment by Philips Ecology was submitted on 09 May 2023 and it was concluded the building was assessed as having moderate bat roost suitably and two further bat surveys were required to ensure bats would remain protected during any potential building works.

An updated Bat Roost Assessment by Philips Ecology was received on 21 July 2023. This was reviewed by the council's Ecologist and they advised they were content with the measures set out. As such, it is recommended that this be secured via conditions. In addition, biodiversity enhancements are recommended to be included by way of informative.

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.*

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:** While the proposed extensions have a sizeable depth, it is concluded that the development would not be highly visible within the street scene and would not impact greatly upon the nearby neighbouring properties. On balance, the application is recommended for approval.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐