

DELEGATED OFFICER REPORT

Application Ref: H/23/95331

Site Address: 46 LUCK ROAD, BURSLEDON, SOUTHAMPTON, SO31 8LR

Case Officer: Claire Campbell-Best

Description: Two storey rear extension, single storey front extension and alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Oil Pipeline		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/17/79863	Construction of 166 dwellings with associated access off Cunningham Gardens, parking, landscaping and open space following demolition of existing dwellings and former agricultural buildings/workshop (amendment to planning application F/15/76582 – deletion of vehicular access only Hamble Lane only)	Permit – 16/08/2017
F/15/76582	Construction of 166 dwellings with associated access off Hamble Lane, parking, landscaping and open space following demolition of existing dwellings and former agricultural buildings/workshop (amendment to planning application F/15/76582 – deletion of vehicular access only Hamble Lane only)	Permit – 11/03/2016

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bursledon Parish Council:	Bursledon Parish Councillors had no objection to this planning application however in light of the reference to an escape window suggesting a possible HMO, commented that the purpose of an extension in applications would allow for more informed decisions LPA Note: While the Parish's comments are noted the application and plans submitted do not indicate the dwelling would become a HMO. Upon discussions with the applicant, the dwelling will remain a residential home for their family		
Ecology:	Although this building is covered in hanging tiles on the upper storey, it is fairly new and does not appear to have any gaps which could be used by bats. There are records of bats very close to the site and a hedgerow opposite the house which could be used by bats commuting to the woodland to the west of the site. There are also records of hedgehogs nearby. Please could you add the following informative to the decision notice: 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 https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. As a precautionary working method to protect hedgehogs, all excavations and open pipes must either be covered at night or fitted with a small mammal escape ramp. It is not clear whether the proposed extension will affect current surface water drainage arrangements. More details must be provided. Is there a soakaway in use, and where is it located? Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. LPA Note: The Agent provided information on the surface drainage request and advised the new downpipes will discharge to an existing ACO channel which runs around the side (garage/drive side) of the property and that Building Control will fully assess the surface water drainage as part of the Building Regulation application The Ecologist reviewed this information and was satisfied with this arrangement and explanation
Southern Gas Networks:	See online comments
Southern and Scottish Electric Network:	See online comments
ESP Utilities Group:	See online comments
Exolum Pipeline System:	No comments received
Fulcrum Pipelines:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2023		

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 Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached two storey dwelling with a detached single garage located on a corner plot on the southwestern side of Luck Road. The dwelling has pitched roof and is finished in a combination of red brick to all elevations at ground floor level and partially at first floor level and dark grey tile hanging to the majority of the first floor elevations. The dwelling forms part of a fairly new residential development (Berry Farm) where most of the properties are uniform in appearance. Bay windows and canopy porches are a common feature within the locality

Proposal

This application seeks permission to construct a two storey rear extension and a single storey front extension which would encompass two bay windows with a mono-pitched roof and a canopy porch on timber posts. The proposed development would be finished in materials that would match the existing.

There would also be alterations to the existing fenestration, this would include; altering the existing 2no. first floor front windows to form twin windows, the addition of 1no. first floor side facing window and 1no. rear first floor window.

The two storey extension is in fact a side/rear extension, the host dwelling currently has a "L" shaped footprint, the proposed extension would square off the property to the rear and would not project further than the original rear built line. The extension would have a pitched roof and would be set down from the main ridge of the dwellinghouse. It would measure approximately 2.8m in depth, 3.7m in width and would have an overall height of 6.6m.

The proposed rectangular front bay windows would have the same depth as the existing porch (0.75m approx.). The canopy porch would project a further 1.05m into the front garden.

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 where the principle of development is acceptable.

Design and Layout

- The design of the two storey side/rear extension, front extension (bay windows), canopy porch and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The two storey extension is a modest, subservient addition. While it would be visible from the street, due to its size, location and appearance, it would not result in an overly dominant feature within the wider locality and would blend in comfortably within the street scene.
- The proposed front extension is also considered a modest addition. Upon the site visit, it was noted that bay windows and a canopy porches are common design features within the residential development. While it is acknowledged the mono-pitched roof to the bay windows and pitched canopy porch is slightly different in design when compared to neighbouring properties, it is considered the proposal would add character to the host dwelling and not cause detrimental harm within the locality. Additionally, the site is located towards the end of the road, with the front of the housing facing a footpath, as such the front element of the proposal would not be highly visible from the road.
- The proposed additional windows, particularly to the front and rear of the dwelling would result in a more symmetrical appearance and would allow more light to enter into the existing bedrooms and is considered acceptable in terms of design.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The two storey side/rear extension would not project further than the rear built line of the neighbour to the west, no. 48 nor would it project any closer. A 3.8m separation distance would remain between the dwellings with the development in

place. As such, the proposed extension does not create any loss of outlook or light concerns with regards to this neighbour,

- The proposed 1no. first floor side facing window would face a side window on elevation to no. 48. This window serves a hallway which is a non-habitable room and due to the separation distance, the proposed window does not generate any unacceptable overlooking or loss of privacy concerns.
- The two storey extension and additional first floor window proposed would result in 3no. first floor windows to the rear elevation where currently there is 1no. window. These windows would face the side elevation and rear garden of the neighbour to the north, no. 44. There is a 28.7m separation distance between the two dwellings and a detached garage sited along the shared boundary between 44 and 46 which would provide some screening from the additional windows. Given these factors and the existing relationship between the properties, it is considered the additional windows would not result in an unacceptable overlooking or loss of privacy with regards to the neighbour at no. 44.
- As such, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other Matters

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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: This application is recommended for approval, subject to conditions.		
Recommendation:	PERMIT ☒	REFUSE ☐