

DELEGATED OFFICER REPORT

Application Ref: H/23/94945

Site Address: AMOKURA HOUSE, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AL

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor rear and front extensions with dormer, single storey rear extension, alteration to fenestration and works to TPO trees

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • The majority of the site is within the built-up area boundary. • There are areas outside of the urban edge in an area of designated countryside.		

Planning History?	Yes ☒	No ☐
• F/16/79284 - Two storey rear extension with side balcony, side facing windows and extended patio - Refuse Planning Permission For - 29/11/2016 • H/18/83069 - Demolish existing stables/outbuilding. Erect replacement outbuilding. - Permit - 06/07/2018		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	Councillors had no objection to this planning application but did express concern that the bulk of the building could have a detrimental impact the neighbouring property at no 19 Bridge Close.		
Ecologist:	The main house was assessed to have moderate potential for roosting bats and there was also moderate potential for nesting and breeding birds. The proposed extensions affect the northern and southern elevations of the building. Two Phase II bat surveys were done according to best practice guidelines and no bats were seen emerging or re-entering the building. There were low levels of bat activity on site. Subject to condition.		
Tree Consultant:	We are satisfied with the submitted Arboricultural Method Statement but subject to condition.		
Southern Water:	Please be aware that the property is already built over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth of the sewer it will be necessary for the applicant to contact 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 ☐
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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 17)

Assessment:

The application property is a generous sized, individually designed detached dwelling set in a spacious and well treed setting. It is largely screened from the street scene by planting and existing buildings and where it can be seen it is in isolation and set against a backcloth of trees. The application requests for approval for the construction of a first floor and single storey rear extension, the installation of a new rear dormer window, and the addition of a first-floor front extension. The proposal also includes the alterations to fenestration and designated works to TPO trees. This application closely resembles the appeal application (F/16/79284) that received approval in 2017, but the approval has been expired.

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 17) which provides the following guidance on developments and that they should ensure that:
 - Retain the wide grass verges/island and associated semi-mature broadleaved tree planting on Bridge Road.
 - Mitigate the effects of the heavy vehicular traffic on Bridge Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 ground floor rear extension spans approximately 10.6m in depth and 5.6m in width, whereas the first-floor rear extension measures about 6.8m in depth and 5.6m in width. Both rear extensions, although substantial in size and the first-floor element will not be situated lower than the highest ridge height of the host dwelling, the first-floor rear extension is comparatively smaller and exhibits a

recessed positioning in relation to the ground floor extension. Consequently, this arrangement contributes to a reduced visual impact, preventing an excessive appearance of size.

- Furthermore, both proposed rear extensions and dormer window are situated at the rear of the dwelling, therefore they will not be visible from the street scene. Although some TPO trees along the boundary will need removal to facilitate the proposed design layout, the rear extensions will be sited at a lower ground level, thus mitigating their visual impact.
- As for the first-floor front extension, it is modest in size and therefore will not attract undue attention. Notably, the application property is situated away from Bridge Road and is set back along a lengthy driveway. Consequently, the application property remains concealed from vantage points along Bridge Road.

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 rear extensions will be sited adjacent to almost the entire rear boundary of 23 Bridge Close and will be sited between approximately 19m and 29m from the rear elevations of the dwelling at No.23. Despite the removal of boundary trees, this configuration is not expected to impact No.23 in terms of loss of outlook, loss of light and overshadowing. Moreover, the proposed rear extensions themselves will be situated at a lower ground level, which further contributes to the mitigation of any potential adverse effects on the residential amenity of No.23.
- Given the notable resemblance of this proposal to the previously approved one (F/16/79284), it is replicate a condition from the earlier approval. This entails imposing a condition that requires the roof lights on the north-western roof slope to be non-opening and obscure glazed below a height of 1.7 metres above the internal floor level. Such a condition is necessary to ensure that the proposed extension did not result in any loss of privacy for the occupiers of No.23.
- The feedback provided by the Parish Council regarding the potential adverse impact of the building's bulk on 19 Bridge Close was noted. However, it's important to emphasise that No. 19 does not share a direct adjacency or relationship with the application property. Furthermore, there exists a significant distance between the two properties. As such, these concerns can be reasonably addressed.
- The first-floor front extension will occupy a location that is notably distant from any of the site's boundaries. This positioning ensures that the extension maintains a considerable separation from neighbouring properties. Moreover, the extension benefits from substantial screening provided by the front boundary trees. This natural screening element acts as an effective barrier, preventing any potential issues related to overlooking the front neighbours at White Lodge.

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 and hedgehogs very close to this site which is approximately 300 m from the River Hamble SPA and Brixedone Saltmarsh and Mudflat SINC. As such, the Council's Ecologist has been consulted as part of this planning application.
- The Council's Ecologist has advised that a Preliminary Ecological Assessment will be required, and the report should include specific recommendations for biodiversity enhancements. The Preliminary Ecological Assessment and Phase II Bat reports have been provided on 21/08/2023, which the Council's Ecologist has reviewed and advised that the main house was assessed to have moderate potential for roosting bats and there was also moderate potential for nesting and breeding birds. The proposed extensions affect the northern and southern elevations of the building. Two Phase II bat surveys were done according to best practice guidelines and no bats were seen emerging or re-entering the building. There were low levels of bat activity on site.
- To avoid disturbance of nesting birds or damage to their nests, any works impacting the hedgerows or trees on site will be undertaken outside of the bird-nesting season (typically March – September, dependent on weather). If this is not possible, the buildings should be thoroughly checked by an ecologist immediately prior to demolition. If any active nests are found, they should be left undisturbed with a 5m buffer erected (barrier tape or similar) and monitored until the chicks have fledged and left the nest.
- Wildlife sensitive lighting, as described in the reports, should be used if any exterior lighting is required for safety reason. The biodiversity enhancement recommendations were for a bat brick and a swift brick. A hedgehog habitat area and night scented flowering plants could also be included in the garden. Night scented flowering plants attract moths as food for bats.

Trees and landscaping

- The Council's Tree Consultant originally raised an arboricultural objection, and requested an impact assessment, method statement and tree protection plan. The Arboricultural Method Statement (AMS) was submitted on 02/05/2023.
- To retain and protect the existing trees which form an important part of the amenity of the locality, the Council's Tree Consultant imposed a condition that the development must accord with the arboricultural report reference JFA0316. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

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 application property will be transformed into a 5+ bedroom dwelling, necessitating a requirement for three parking spaces. It was noted from the site visit that the application site boasts an expansive parking area at the front, complemented by a lengthy driveway. As such, there are no foreseeable concerns to 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
- The proposal is considered to respect the character and appearance of the host dwellinghouse and the wider locality. Also, it will not have an unacceptable impact on the living conditions of the neighbouring properties, especially the occupiers of 19 and 23 Bridge Close. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments