

DELEGATED OFFICER REPORT

Application Ref: H/23/95577

Site Address: 2 GLENBOURNE COTTAGE, BEACON ROAD, WEST END,
SOUTHAMPTON, SO30 3BS

Case Officer: Alex Webb

Description: Single storey rear/side extension, first floor rear extension to form an ancillary annexe

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation - NE - SSSI Impact Risk Zones , HRA Screening Criteria (River, SAC, SPA & Ramsar) Solent Mitigation & Disturbance Zone Aviation safeguarding - Airport Safeguarding Zones Public Rights of Way 25m Buffer Public Right of Way 25m Buffer (West End. 505 fp) Tree Preservation Order		

Planning History?	Yes ☒	No ☒
Z/15635/001/00 - Single Storey Rear Extension – permit 03/12/1980		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 x Comment Concerned about the roof elevation of the window (7) which will impact by loss of privacy as it will look down into our living room as we are a bungalow		
Parish Council:	No Response		
Trees:	The rear of the site is relatively verdant, with several specimens – including the tree marked as T1 on the Block Plan. The yew in the rear garden is subject to a Tree Preservation Order, and all other trees are a material consideration during the planning process. As no arboricultural information has been provided, it is not possible to assess the impact. It is clear that T1 cannot be retained, but we cannot find any comment on what the applicant intends to do, and if they propose to replace it. Other matters will be tree protection during development and any methodologies used to avoid impact. Given that T1 is not a hugely prominent tree and it is not subject to a TPO, we would not raise an objection to its loss, but we do need information relating to it, its replacement and other tree protection. Therefore, we raise no arboricultural objection, subject to the following condition: No excavation, demolition or development related works shall take place on site until an arboricultural impact assessment, method statement and tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.		
Ecology:	There are records of bats, slow worms, common toads, and hedgehogs near this site. The vegetation shown in the photos could also shelter nesting birds.		

	Trees and shrubs are likely to contain nesting birds between 1st March and 31st August inclusive. A bat brick and a swift brick may be appropriate for this building. Informatives recommended.
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Site Visit:	Yes ☒	No ☐
22/08/2023		

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: The application site is located on the north east side of Beacon Road within the settlement boundary of West End. The property is a traditional, semi-detached cottage which has been modified over time. It is brick built with cladding at first floor level on the front elevation. It is also characterised by gabled roof features and a ground floor bay window to the side (north west). The existing materials consist of traditional red brick, clay roof tiles and UPVC windows. The existing driveway is located to the side of the property. The proposal is for a single storey rear and side extension to form the building into an 'L' shape at ground floor level. The existing conservatory would be demolished and the existing kitchen extended into the new side/rear extension to form a larger open plan kitchen/dining area. There would be a set of bi-fold doors on the rear (north east) and side (south east) of the proposed extension. A set of bi-fold doors is also to be added to the ground floor living area and the existing balcony area to the rear at first floor level, would be reduced and would serve the living area to the proposed annexe. The annexe would be accessed through the existing dwelling via the existing staircase and there would be an element of connectivity with the existing property. The number of bedrooms within the dwelling would remain the same. The annexe would be subject to a restrictive condition to prevent it becoming a separate unit of accommodation. There would also be a first-floor rear extension to form an ancillary annexe. This would involve the insertion of an additional window to the rear at first floor level to serve the proposed kitchen of the annexe. Concerns have been raised regarding the potential for overlooking into the neighbouring property to the north west (Southbourne) however there are already windows at first floor level on this elevation and the window would be approx. 15m from the rear amenity area to this property. Given this separation distance, the existing window positions and the potential changes that could be implemented under the Town & Country Planning (General Permitted Development) (England) Order the insertion of this window is considered acceptable. 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.

- The design of the extensions are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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.
- The design and layout respects the character and appearance of the locality.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Recommendation:

PERMIT ☐

REFUSE ☐

Comments ...