

DELEGATED OFFICER REPORT

Application Ref: H/23/95723

Site Address: 123 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following the removal of existing rear conservatory and alterations to all existing elevations and fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Designated countryside to the north of the site Settlement Gap to the south of the site Southern Water Sewers 2m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/35629/003/00	Amendment to approved planning application 35629/002 to reposition house, garage and access	Permit – 08/09/2023
Z/35629/002/00	Construction of detached dwelling with garage and widening of existing access (amended design)	Permit – 30/06/2003
Z/35629/001/00	Construction of detached dwelling with garage and widening of existing access	Permit – 07/06/1999

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
West End Parish Council:	West End Parish Council Planning and Highways Committee met and discussed this application. The Committee unanimously have no objection to the proposal.		
Ecology:	<u>Comments on site photos received 03/10/2023:</u> I have reviewed the site photos and no further survey will be required. In the unlikely event that any great crested newts or bats are found on site all work must stop and Natural England must be called. Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at https://www.britishhedgehogs.org.uk/found-a-hedgehog/ <u>Original comments received 07/09/2023:</u> This site is within a green great crested newt impact risk zone. There are records of bats and hedgehogs nearby. I need to review close-up photos of any areas of impact on the house and garden to determine whether a survey will be required. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		

	The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk/our-work/putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm) Additional information is available at: https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16/20Bats/20updated/202022/20WEB.pdf - Stars of the Night guide to attract bats into your garden https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes https://www.hampshireswifts.co.uk/nesting https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help/birds/nestboxes/nestboxes-for-small-birds/ https://www.swift-conservation.org/OurLeaflets.htm https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 26/09/2023		

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 property located on the eastern edge of West End, north of Moorgreen Road. The property itself is set well back from the highway by a gravel driveway, there is also a detached single garage within the site's frontage. To the rear there is a sizeable garden which backs onto designated countryside. The rear boundary treatment comprises of a combination of fencing and mature vegetation. The surrounding area is residential in nature and features mainly detached two storey dwellings set within good sized plots. As noted, designated countryside lies north of the site and a settlement gap lies to the south resulting in a semi-rural character.

Proposal

This application seeks permission to erect a single storey rear extension following the removal of the existing conservatory. The extension would have a flat roof and would measure approximately 4m in depth, 8.5m in width and 2.6m in height and would be served by 2no. roof lights and 2no. sets of bi-fold doors. The extension would comprise of an open plan kitchen/dining area.

The application also proposes alterations to all existing elevations and fenestration; this will include the introduction of white render with a brick plinth to all elevations (including the chimney) and the white uPVC fenestration replaced with grey uPVC. The front and rear gable would be clad in a light grey colour. The rear extension would also be finished in the same proposed materials.

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 proposed rear extension and elevational and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance.
- There is a variance of materials to properties within this section of Moorgreen Road, including the use of white render and cladding to gable ends. As such, it is considered the proposed materials would respect both the host dwelling and the character of the surrounding area.
- The proposed extension would be sited entirely to the rear and is set well back from the highway. It would not be visible within the public realm and this element of the proposed works is not considered to have an impact upon the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- 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.
- Due to the position, orientation and reasonable separation distances from the nearby neighbouring properties (nos. 121 and 125 Moorgreen Road), the proposed extension would not detrimentally impact these neighbours to an unacceptable degree. There is mature vegetation between the shared boundary between the site and no. 121 which would sufficiently screen the proposed extension. In addition, there are no side facing windows proposed to the development that would cause any unacceptable overlooking.

Other Material Considerations

- The site is adjacent to a settlement gap, it is considered the proposed works would be minor in nature and would not impact upon the gap.
- 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 Environment 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐