

DELEGATED OFFICER REPORT

Application Ref: H/23/95593

Site Address: NEEROME, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing rear upvc conservatory and side utility room. To replace with ground floor flat roof extension to rear and side elevations

Particular Site Constraints?	Yes ☒	No ☐
• Within Built-up Area Boundary • Within Established Residential Area		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received to the application – summarised as below: • Block sunlight • Loss of outlook • Impact the enjoyment of using garden • Damage to property, garden, and existing boundary treatments		
Parish Council:	No objection		
SGN Medium Pressure Pipeline:	Please see comments online.		
SSEN:	Please see comments online.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd August 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 Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 26)

Assessment:

The application property is a two-storey, three-bedroom, semi-detached dwelling. This property shares a common access point and an ample front parking space with its neighbouring property (Brighstone). The front boundary is delineated by a substantial expanse of hedges. Additionally, there are two conservatories, situated at the side and rear of the property. The surrounding area is predominantly residential character but also proximity to rural countryside. This application seeks planning approval for the construction of a L-shape single-storey extension which is intended to replace the existing conservatories. It will feature a flat roof. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 26) which provides the following guidance on developments and that they should ensure that:
 - i) Retain/reinforce the grass islands and associated coniferous and broadleaved tree planting
 - ii) Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces
 - iii) Ensure that any backland development is subordinate to the existing development and serviced via a separate access road

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.
- Despite its size, the design choices made for the proposed extension (including the flat roof and matching brickwork) are considered to mitigate its visual impact and ensure a harmonious integration with the host dwellinghouse.
- The removal of the existing conservatories and the introduction of the wraparound design contribute to an improved visual aesthetic. The new design enhances the overall appearance of the host dwellinghouse, thereby positively impacting the immediate surroundings.
- The presence of the substantial front hedges serves to limit the visibility of the side element of the proposed extension. As such, there are no harmful impacts to the street scene.

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 objections raised by the semi-detached neighbour (Brinton) regarding the potential impact on residential amenities are noted. Specifically, the neighbour has

expressed concerns that the proposed extension, with its 3m height and 4m depth, will extend beyond its rear wall and thereby result in loss of light and loss of outlook. However, it is important to consider the existing spatial arrangement of the properties. Taking into account the application property is already set back from the neighbouring property, resulting in a configuration where the rear walls of both properties are not in flush alignment. Consequently, the proposed extension is not considered to extend beyond the neighbour's rear wall to a degree that will result in detrimental impacts on sunlight availability. Moreover, it is essential to highlight that the extension is limited to a single storey in height, further mitigating any potential overshadowing and loss of outlook concerns.

- Regarding concerns raised about potential damage to the property and existing boundary treatments, they are not material planning considerations, and therefore are either subject to separate legislation outside of the planning remit or are civil matters and cannot be taken into account in the planning assessment of this proposal.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.
- The Council's Arboriculturalist notes that there are a significant number of protected trees on site, which could be impacted by the proposals. However, the impact could be controlled via the addition of a suitably worded condition, therefore this is considered to be acceptable.

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 proposed extension does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments