

DELEGATED OFFICER REPORT

Application Ref: H/23/95942

Site Address: 13 WAVERLEY AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5AR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing conservatory, proposed replacement single storey rear extension and rear side roof dormer to facilitate new roof conversion.

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

Planning History?	Yes ☒	No ☐
• H/22/94325 - Roof conversion with roof dormer at the rear side, demolition of existing conservatory, single storey rear and side extension, addition of rooflights and alteration to fenestration - Withdrawn By Applicant - 17/05/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No objection		
Ecologist:	A bat mitigation class licence will be required to enable the development to proceed. The mitigation must also be conditioned.		

Site Visit:	Yes ☒	No ☐
Details: 5 th January 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 Bursledon, Hamble-le-Rice and Hound (BHH 6)

Assessment:
The application property is a two-storey semi-detached Victorian dwelling with three bedrooms. Situated on the southern edge of Netley, the property is primarily constructed from brick and features a detached garage on its side and a conservatory at the rear. The surrounding area is residential in nature, with predominantly similar-style semi-detached properties. The current application is a resubmission following the withdrawal of the original application, H/22/94325, which was initially withdrawn due to the absence of the required emergence/re-entry bat survey. This resubmitted application seeks planning approval for the construction of a single storey rear extension to replace the existing

conservatory. Additionally, the proposal includes the addition of a dormer within the roof area, facilitating the relocation of the bedroom and ensuite to the roof space.

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 6) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges and associated mature broadleaved tree planting
 - ii) Maintain the predominant shallow building setbacks in order to retain the sense of enclosure provided by existing development.
 - iii) Minimise the requirement for on-street parking in new development.
 - iv) Maintain the predominant plot widths

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 single storey rear extension will be used as a garden dining room. While it will be larger in size than the existing conservatory, extending up to the rear wall of the original dwelling, it will effectively fill the void between the left-hand side of the host dwellinghouse and occupy a footprint similar to that of the existing conservatory. As such, it is still considered as a modest extension of the host dwellinghouse.
- Despite projecting slightly beyond the side elevation, the proposed extension will employ a similar roof form and material that harmonises with the existing conservatory, making it inconspicuous when viewed from the public realm. As a result, the extension is not expected to introduce any harmful impacts on the overall street scene.
- The proposed dormer will be concealed within the primary roof structure and not be visible from the principal elevation. This design approach ensures that the proposed dormer will not affect the overall outlook of the original building or disrupt the visual balance of the semi-detached configuration.

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 single storey extension effectively fills the void between the left-hand side of the host dwellinghouse without extending beyond the rear wall. As a result, the semi-detached neighbour at 11 Waverley Avenue will not have a direct line of sight to the proposed development, thereby this extension is not considered to cause any adverse impacts on the residential amenity of this neighbour.

- The single storey rear extension is positioned in a similar location to that of the existing conservatory. Given its single storey nature and similar location, it is expected that the nearest neighbour at 15 Waverley Avenue will not experience any significant changes in their residential amenity.
- Furthermore, it is noted that the presence of trees and garages between the application property and No.15 serves as an effective buffer. The separation distance of approximately 12m between these two properties is sufficient to mitigate any concerns related to overbearing, loss of outlook and loss of light.

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.
- The Bat Roost Assessment report has been provided, which the Council's Ecologist has reviewed and advised that the house supports a brown long-eared bat transitional roost, and a bat mitigation class licence will be required to enable the development to proceed.
- The mitigation strategies are recommended to be included on the decision notice as suggested by the Council's Ecologist.

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.

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 proposal does not involve the addition of any bedrooms, thus obviating the need for extra parking provision or any 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