

DELEGATED OFFICER REPORT

Application Ref: H/23/95866

Site Address: PALLINSBURN, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AH

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor side extension above existing garage

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

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	Councillors had no objection to this planning application however, asked that if permission is granted, due to the properties location a condition be added that vehicles related to the building works do not obstruct the pavement.		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. 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.		

Site Visit:	Yes ☒	No ☐
Details: 28 th September 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 17)

Assessment:
The application property is a two-storey, 3-bedroom, semi-detached dwelling situated on the north eastern edge of Bursledon. The property features an attached garage and a conservatory located at the rear. Additionally, a shed is positioned at the bottom of the

rear garden. The property falls within an established residential area formed of a mixture of detached and semi-detached properties fronting Bridge Road of varying periods and styles. This application seeks planning approval to construct a first-floor side extension above the existing garage for the addition of a new bedroom and en-suite.

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:
 - i) Retain the wide grass verges/island and associated semi-mature broadleaved tree planting on Bridge Road
 - ii) 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 first-floor side extension will be visible from Bridge Road, will not set down from the main roof, and will not have a significant setback from the principal elevation to appear subservient. However, its design is largely similar to neighbouring side extension examples. As a result, it is not expected to stand out or appear odd within the street scene. Furthermore, considering the diverse mix of designs and property types in this section of the Bridge Road, the proposal is not expected to cause any undue impact on the area's character.
- Since the first-floor side extension is situated above the existing garage, the overall width and ground floor footprint of the host dwellinghouse will remain unaltered. The proposal will maintain the overall proportions of the semi-detached pair without excessively unbalancing their existing visual symmetry.
- Moreover, the proposed first-floor side extension will employ matching brickwork to seamlessly blend with the original building. This choice of material is considered to respect the character and appearance of the host dwellinghouse.

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 primary neighbouring property most impacted by this proposed extension is Costelles. However, due to the spacing between the two properties and the absence of side-facing windows on the neighbour's flank wall, coupled with the proposed extension not extending beyond the rear wall of Costelles, it is

considered that this neighbour is unlikely to experience an unduly overbearing effect or significant loss of light and outlook.

- With no proposed side-facing windows on the first-floor side extension, the potential for overlooking issues is mitigated.
- While the rear first-floor window will incorporate a Juliet balcony, its design and nature, which does not allow for stepping out, is not considered to significantly increase the level of overlooking.

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 will add a bedroom at first floor level and will result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. It is considered that the existing driveway and front garden space are sufficient for accommodating three cars.

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