

DELEGATED OFFICER REPORT

Application Ref: H/23/95923

Site Address: 6 SYDNEY AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JP

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of conservatory and alterations to existing two storey rear extension to change hipped roof to flat roof

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge With Established Residential Built-Up Area EBC Owned Land Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/17761/002/00	Construction of ground floor front extension, front bay window and conservatory on rear elevation	16/10/1995
Z/17761/000/00	Extension and alterations	19/08/1977

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hamble Parish Council:	No comments received		
Ecology:	<u>Comments on site visit photos received 23/10/23:</u> I have reviewed the site visit photos and I don't see any potential bat roost features on this side of the house. The rear dormer of the attached property has hanging tiles which could possibly attract roosting bats, but I don't see any potential openings or slipped tiles there either. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im/working-on-a-building-with-bats/ive-found-a-bat-during-works. <u>Original comments received 25/09/2023:</u> There are records of bats very near this property and the proposal involves extensive works to the roof. There are also records of nesting swifts in the area. I need to review photos of the rear elevation to determine whether a preliminary bat roost appraisal is required. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		
Southern Water Services:	It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not		

	normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.
Asset Management:	No objection

Site Visit:	Yes ☒	No ☐
Site visit carried out 10/10/2023		

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 two storey semi detached dwelling located on the southwestern side of Sydney Avenue. The dwelling is set back from the road by a front garden and driveway which leads to a single detached garage located in the rear garden. The property itself has a tiled hipped roof and red brick elevations, the house has been extended over time and benefits from a front porch and bay window, a two storey rear extension and rear conservatory. The surrounding area is residential in nature and features well-spaced semi-detached dwellings of a similar design and age. <u>Proposal</u> This application seeks permission for a single storey rear extension following the demolition of the existing rear conservatory and alterations to the existing two storey rear extension roof. This would involve changing the hipped roof of the extension to a flat roof to make way for a hip-to-gable roof extension, rear dormer and 3no. rooflights to the front roof slope of the host dwelling which could be carried out under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. The flat roofed single storey rear extension would measure approximately 3m in depth, 3.7m in width and have a height of 3m. The extension would allow for an additional living room area to the host dwelling and would be served by patio doors and windows to the rear (south) elevation and side (west) elevation and 1no. rooflight. The proposal would be finished in materials that would match the existing host dwelling. <u>Principle</u>
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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 of Hamble-le-Rice where the principle of development is acceptable.

Design and Layout

- The design of the hip-to-gable roof extension, rear dormer, roof alterations and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The hip-to-gable and rear dormer element is relatively substantial in respect of its size and scale however, it would bring a balance back to the semi-detached pair as the adjoining neighbour has altered their roof in a similar manner. The rear dormer would be sited to the rear of the building and would not be significantly prominent from the public realm. As noted, this element can otherwise be carried out under permitted development, which is a notable material consideration, it is therefore deemed that there would not be any reasonable planning grounds to refuse the application on this basis.
- The single storey rear extension would be located entirely to the rear of the property and would replace a conservatory in the same location with slightly larger proportions, it would not be visible with the public realm.
- Part of the proposal would involve changing the hipped roof to the existing two storey rear extension to a flat roof. This extension has been in place for several years and it is considered the roof alteration would not result in an unduly prominent feature within the street scene, furthermore, the flat roof would result in a less bulkier roof with the hip-to-gable and rear dormer in place.
- The design and layout respects the character and appearance of the locality. The proposals would be finished in matching materials and overall the development is not considered to cause undue harm to the character of the street scene.

Residential Amenity

- The neighbours most impacted as a result of the proposals, would be the adjoining neighbours nos. 4 and 8 Sydney Avenue.
- The hip-to-gable extension proposes a side facing window which would face the side elevation to no. 4 where there is 1no. first floor window serving a bathroom. The proposed window to no. 8 would serve an ensuite. In order to protect both the applicant and occupiers of no. 4, a condition will be applied to ensure this window is obscured glazed with a top hung opening window only.
- The proposed rear dormer would look mainly into the garden of the application site but it is accepted there would be some views into neighbouring gardens, something that is unavoidable in urban areas. Furthermore, there is a separation distance of over 22m between the property and the rear boundary. The neighbouring properties to the rear are positioned a significant distance from this boundary and as such, the dormer does not generate any overlooking or loss of privacy concerns.
- The single storey rear extension would be sited close to the boundary shared with no. 8. As noted, there has been a similar sized conservatory in place, however the extension would project a further 0.5m into the rear garden and could result in the loss of outlook and light to the living room of no.8. As such, the 45-degree test has been applied and the proposed extension complies with this test. It is acknowledged the outlook and light received to the living of no. 8 would be altered, the rear of this property faces south, therefore it is accepted this room would still receive a good amount of daylight during the day and is considered acceptable.
- To conclude, 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.

Other Material Considerations

- A foul sewer is located within the application site and Southern Water were consulted upon. They have recommended a pre-commencement condition be applied whereby the applicant must submit a build over application before construction works begin. This condition has been agreed to via email.
- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐