

DELEGATED OFFICER REPORT

Application Ref: H/23/95874

Site Address: 13 HOLMESLAND LANE, BOTLEY, SOUTHAMPTON, SO30 2EH

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor rear extension and replacement single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area		

Planning History?	Yes ☒	No ☐
• Z/30573/002/00 - Single storey rear extension and construction of replacement garage - Permit - 16/07/2002		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No comments were received		

Site Visit:	Yes ☒	No ☐
Details: 11 th October 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 Hedge End, West End and Botley (HEWEB 46)

Assessment:
The application property is a two-storey detached dwelling with three bedrooms, situated on the northern edge of Botley. Opposite the site is a countryside area. The dwelling is constructed from brick and features two bay windows at its front. To the rear of the property, there is a garden with detached garage and a shed located at the bottom. The strength of character in this area is strong. The current application seeks planning approval for the construction of a first-floor rear extension designated to accommodate an en-suite and a study room for the master bedroom. Additionally, the proposal includes the replacement of the single storey side extension to accommodate a new utility room and shower facility on the ground floor. <u>Principle</u> • 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 Hedge End, West End and Botley (HEWEB 46) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the wide grass verges/soft verge edges and supplement with additional planting in order to maintain the 'lane' quality.
 - ii) Retain and extend the continuity in building line.
 - iii) Maintain the predominant hedge plot boundaries.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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 side extension, despite a slight adjustment in roof elevation and an inclination to incorporate three rooflights, will largely maintain the existing footprint. Considering this minor alteration at the side and the presence of prominent tall hedges serving as front and side boundary treatments, the proposed single storey side extension will be barely visible from public vantage points, thereby maintaining the street scene without significant alteration.
- Regarding the proposed first-floor rear extension, its location ensures that it will not be visible from Holmesland Lane. By employing matching roof form and materials to the existing structure will also facilitate seamless integration of this new development with the host dwellinghouse. Furthermore, it was noted from the site visit that neighbouring property at 11 Holmesland Lane features a similar rear extension, therefore the proposal will not be at odds with the existing character of the immediate locality.

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.
- Given that the application property is a detached dwelling, it maintains a separation distance from its adjacent neighbours. The proposed first-floor rear extension will not protrude beyond the existing side wall, thereby mitigating any potential loss of light and overshadowing to the nearest neighbour at 11 Holmesland Lane. While it is acknowledged that an additional side-facing window will be proposed in the new study room, the existing first-floor bedroom already possesses a side-facing window. Therefore, the introduction of the new window is not expected to increase the level of overlooking. Moreover, the neighbouring property at No.11 also features a side-facing window, thus ensuring a balanced situation where neither property experiences undue privacy concerns.
- An additional first-floor window on the opposite side is intended to serve the bathroom, and therefore it is expected to be obscured glazing, which will effectively mitigate any issues related to overlooking.

- The replacement of the single storey side extension will maintain a footprint similar to the existing structure. Consequently, it is anticipated that the adjacent neighbour at 15 Holmesland Lane will not experience substantial changes due to the proposed alterations. While its roof height is increased, the extension remains at the single storey level and is unlikely to result in a significant loss of outlook or light to No.15. Furthermore, the addition of rooflights, given their nature and height, is not anticipated to raise concerns regarding overlooking matters.

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 include the addition of any bedrooms therefore does not generate a need for additional parking provision.

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