

DELEGATED OFFICER REPORT

Application Ref: H/23/95752

Site Address: RAILWAY COTTAGE, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO50 7DE

Case Officer: Rachael Morris

Description: 2 storey side and single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Countryside		

Planning History?	Yes ☒	No ☐
F/22/93388 - Erection of end of terrace 3-bedroom dwelling following demolition of existing side outbuildings. Single-storey rear extension to existing retained property following demolition of conservatory – Dismissed at appeal – Jul 2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	<u>Nov 2023.</u> No further ecological concerns with this application providing the recommendations in the Hampshire Ecology Services Report are secured in full through a condition on any granted planning permission. <u>Oct 2023.</u> There are areas which should be checked in person by a suitably qualified ecologist. This would also include an internal inspection of the loft. The area around the house appears to have potential for hedgehogs and terrestrial great crested newts and the large tree may have potential for roosting bats and nesting birds. <u>Sept 2023.</u> There are records of bats, stag beetles, and hedgehogs in the area. This site is in a green impact zone for great crested newts and there are records of great crested newts 400 m to the north and 600 m to the northwest. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.		

Site Visit:	Yes ☒	No ☐
Details: 30/08/2022		

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, S2 and S5; and Development Management policies DM1, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM26 from the 2016-2036 local plan, in that:

Principle

- Policy S5 states planning permission will be granted for new development in the countryside provided it is related to: the provision of employment through agricultural development, the extension and replacement of existing employment uses and the re-use of existing buildings; residential extensions and replacement buildings, limited residential conversions, rural workers' dwellings and accommodation for Gypsies, Travellers and Travelling Showpeople; community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets; outdoor recreation and open space; allotments and community farms; cemeteries; and essential public utilities.
- Policy DM26 states the extension of a permanent dwelling in the countryside will be permitted provided the extension will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage.

Design and layout

- The design of the two-storey side and single-storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The front driveway area can accommodate 3 no parking spaces for the proposed extra bedroom, totalling 4 no bedrooms, as per the Residential Parking Standards SPD.
- The design and layout respect the character and appearance of the locality.
- The proposed two-storey side extension is proposed as a subservient addition. The proposed side extension will sit below the main ridge and sit behind the main front wall by approx. 0.6m. This will result in the main character of the dwelling being retained.
- The proposed single-storey flat roof extension is a modest addition.
- The proposed materials are to match the existing dwelling.
- Overall, the proposed extension accords with policy DM26 in that it is of proportionate size to itself, its plot and neighbouring properties.

Residential amenity

- 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.
- There are no proposed side windows to the extension which would result in any unacceptable overlooking. The proposed front and rear windows would not result in any overlooking to neighbouring properties. The only neighbouring property is adjacent in which the proposed rear window would not result in overlooking any different to existing rear windows to the rear garden in which some level is expected in a residential setting.

Other material considerations

- 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...