

DELEGATED OFFICER REPORT

Application Ref: H/23/95511

Site Address: 1 OAKHILL TERRACE, OAKHILL, BURSLEDON, SOUTHAMPTON, SO31 8AS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Front canopy, two-storey rear extension following demolition of existing single-storey rear extension, two-storey side extension, alterations to the fenestration (AMENDED DESCRIPTION)

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

Planning History?	Yes ☒	No ☐
• F/16/79247 - Two storey side and rear extension and hardstanding parking area - Withdrawn By Applicant - 06/12/2016 • PD/17/80865 - Proposed installation of new first floor window on the side elevation - A Planning Application Is Not Required - 16/06/2017 • H/17/81386 - Two storey rear extension - Refuse Planning Permission For - 03/10/2017 • PD/21/90540 - PD Enquiry: Single-storey side extension to incorporate a garage/workshop - A Planning Application Is Required - 19/05/2021 • PD/22/92951 - PD Enquiry: Proposed single storey side extension with flat roof to incorporate workshop/storage shed - A Planning Application Is Not Required - 24/08/2022 • LDC/23/95388 - Lawful Development Certificate for a proposed outbuilding located within the rear garden. - CLOPUD - Certificate Not Issued - 28/06/2023 • LDC/23/95532 - Lawful Development Certificate for a Proposed Use or Development: Proposed outbuilding - CLOPUD - Certificate Issued - 25/08/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 comment was received as follow: <i>"No objection to the building, just a request to add caution during the building works not to cause damage to the laurel and it's roots, as this belongs to a neighbour and is the primary border for privacy between the two properties."</i>		
Parish Council:	Councillors had no objection to this planning application but were concerned that due to the property's location was there appropriate vehicular access to the site and was parking adequate for the number of bedrooms proposed.		
Tree Consultant:	All the other trees are a suitable distance away from the proposed development area, so I am happy with that.		

Site Visit:	Yes ☒	No ☐
Details: 5 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 Bursledon, Hamble-le-Rice and Hound (BHH 17)

Assessment:
The application property is a two-storey, 3-bedroom, detached dwelling situated on the north eastern edge of Bursledon, occupies a long plot with a sloping frontage from north-west to south-east. The surrounding area is primarily residential in nature, consisting of both semi-detached and detached dwellings. The application seeks planning permission to erect a two-storey side extension and a two-storey rear extension. Upon evaluation of the submitted plans, the initially proposed 6m depth of the two-storey rear extension was deemed considerable. Additionally, the completion of the two-storey side extension would result in the existing bay window positioned oddly in the middle of the host dwellinghouse. Following discussion with the applicant, it was agreed to reduce the depth of the two-storey rear extension to 5m and extend the roof of the bay window to align with the new front entrance, creating a front canopy. These modifications are considered enhancements that do not affect neighbouring amenities and therefore did not re-consult any adjacent neighbours. <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 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 <u>Character and Design</u> • 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.

- While the proposed two-storey side extension would not be set down from the main roof, nor set back from the principal elevation, it is noteworthy that among the six neighbouring properties in this section of Bridge Road, all but the application property are semi-detached dwellings. In this context, the additional width of 2.5m introduced by the two-storey side extension is deemed acceptable, contributing to a more cohesive street scene without imposing a visually discordant element.
- Moreover, the revised design, incorporating the extension of the bay window roof to the new front door, is considered to enhance the overall aesthetics of the front elevation. This alteration not only adds visual interest but also contributes to a balanced architectural composition, mitigating the risk of the two-storey side extension appearing detached from the original building.
- Due to its rearward placement, the proposed two-storey rear extension is anticipated to have minimal visibility from Oakhill. The use of matching materials with the existing structure would also facilitate seamless integration of the rear extension with the host dwellinghouse, ensuring a cohesive visual aesthetic from vantage points within the immediate surroundings.

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 5m depth of the two-storey rear extension, while relatively sizable, would be similar with the dimensions of comparable extensions observed among neighbouring properties. It should be noted that the immediate neighbour at 2 Oakhill Terrace already features a two-storey rear extension, positioning the application property in a slightly set-back arrangement in relation to this adjacent structure. As such, the proposed extension is not anticipated to extend significantly beyond the rear wall of No. 2 and cause harmful loss of light or outlook for this neighbour.
- The proposal includes the addition of two first-floor windows on the side elevations. Both windows would be either high-level or obscurely glazed, mitigating potential concerns regarding overlooking issues towards adjacent properties. As such, it is considered that these side-facing windows would not contribute to any significant privacy or overlooking problems for neighbouring properties.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. However, upon a site visit, it became evident that the neighbouring plot (Athgarvan) hosts numerous trees positioned right up to the shared boundary. The proposed two-storey side extension could potentially require the removal or significant trimming of these trees, raising concerns about their preservation and impact. Therefore, the Council's Tree Consultant has been consulted as part of this planning application.
- The Tree Consultant indicated that the trees and large shrubs situated in the neighbouring property are not deemed to hold significant arboricultural value and are not subject to a Tree Preservation Order (TPO). Despite public comments from the residents of Athgarvan expressing concerns, the applicant holds common law rights to prune to the boundary line. This action stands within legal rights, beyond the realm of planning jurisdiction.

- Additionally, upon review of site photos, it was determined that the other trees in the vicinity maintain an adequate distance from the proposed development area, thus mitigating potential concerns related to their impact.

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.
- Considering the application property's orientation toward a busy highway, a condition will be imposed to prevent vehicles, storage of materials, and the use of machinery or equipment within the pavement area adjacent to the front of the dwelling throughout the construction period. This condition aims to ensure the uninterrupted flow of pedestrian traffic along the pavement and safeguard against any potential disruptions to highway safety posed by construction activities.

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