

DELEGATED OFFICER REPORT

Application Ref: H/23/96151

Site Address: 3 THE Paddock, EASTLEIGH, SO50 4SD

Case Officer: Claire Campbell-Best

Description: Two storey side/rear extension, single storey rear extension, infill single storey front extension and alterations to fenestration.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge EBC Owned Land Public Right of Way 25m Buffer Southern Water – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/28947/000/00 (2 The Paddock)	Two storey side extension	Permit – 17/07/1986
Z/17910/001/00	Erection of 8 detached houses with garages	Permit – 07/06/1979

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. objection from 4 The Paddock (summarised):</u> - Single storey rear extension is very close to the shared boundary. There will be limited space to construct without trespassing on neighbouring land. - Noise intrusion and visual impact. - A Southern Water sewer is located within the rear garden which could cause implications for the proposed extension		
Allbrook Parish Council:	No objection		
Ecology:	<u>Comments on site photos received 27/11/2023:</u> I have reviewed the additional photos and no further survey will be required. Precautionary working methods for great crested newts, slow worms, toads, stag beetles, hedgehogs and bats will be required. No fires must be lit on site. Any excavations and open pipes must be covered at night or fitted with a slanted rough board as a small animal escape ramp. Any closed board fencing must contain at least two holes (15x 15 cm minimum) in the baseboards to allow free passage of small mammals. It is not likely that protected species will be affected by these proposals but if any protected species are found on site they should not be handled and Natural England should be consulted for advice. Other animals should be allowed to move away to a place of safety on their own. 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 19/10/23:</u> This site is in a green impact risk zone for great crested newts, and there are records of slow worms and common toads, bats, stag beetles, hedgehogs, nesting swifts and water voles nearby. The water voles are not likely to cross Tywford Road but there are numerous records of water voles along the river which is less than 150 m from the site. Allbrook Copse SINC, designated for ancient woodland is approximately 65 m from the dwelling, also across Tywford Road. Photos of the house available on Google Maps do not show any potential bat roost features on the front of the house. Additional photos of the house, garden and roof areas to determine whether a preliminary ecological appraisal will be required. 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 4m 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. (https://www.bats.org.uk/our-work/putting-up-your-box) 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. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Asset Management:	No response required from Asset Management
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: 27/11/2023		

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 detached two storey dwelling with a single integrated garage located on the northwestern side of The Paddock. The site has an open frontage

with a driveway and front garden with side access to an enclosed rear garden which is bound with a combination of fencing, trees and mature vegetation. The dwelling forms part of a small residential 1980s development featuring dwellings of similar character and form.

Proposal

This application seeks the approval for a two storey side/rear extension, a single storey rear extension and a single storey front infill extension and alterations to the existing fenestration as well as alterations to the existing fenestration.

The two storey side/rear extension would be located on the northwestern elevation and would adjoin the existing garage resulting in a cat slope roof to the front elevation and a part pitched/part hipped roof to the rear. The two storey extension would sit flush with the existing side elevation of the host dwelling and would project a further 1.2m into the rear garden. This element would create an additional bedroom, ensuite and dressing room at first floor and a larger garage, new utility and W.C. to the ground floor and would be finished in materials that would match the host dwelling.

The single storey rear extension would have a pitched roof and measures approximately 3.5m in depth, 4.7m in width and a maximum height of 3.7m. The extension would comprise of a kitchen and would be served by gable glazing, 2no. rooflight and bi-fold doors and would also be finished in materials that would match the host dwelling.

The single storey front extension would infill the recess between the existing garage and porch to the principal elevation. This would allow for internal reconfigurations within the house and would create additional space for a study and coat/airing room. This would be finished in vertical dark grey timber cladding (at ground floor) which would encompass the porch and garage. There would also be a larger garage door.

Principle

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 Allbrook where the principle of development is acceptable.

Design and Layout

- The design of the overall development is suited to the host dwelling in terms of its form, scale and appearance. It is acknowledged the two storey element would alter the appearance of the host dwelling, however it would be set down from the ridge of the main house and subservient in nature with a modest projection to the rear.
- The single storey element would be sited entirely at the rear and would not be visible within the public realm. It should also be noted this extension could be carried out under permitted development, which is a material consideration.
- The front extension and alterations to the elevation (cladding) are modest and low key. It is not considered to be an overly prominent feature within the street scene.
- There is a Public Right of Way running parallel to the rear of the site however, due to the substantial boundary treatment to the rear, it is considered the single storey and two storey extension would not be highly visible and cause detrimental harm to the character area.
- The dwellings within The Paddock have been extended over time and some dwellings have single storey rear extensions, the neighbour to the north, no.2 has a similar two storey side/side extension. Therefore, the proposals are considered to be in keeping with the local area and not detract from the character of the dwelling itself.

Residential Amenity

- The neighbours most impacted as a result of the development are the adjoining neighbours, nos. 2 and 4.
- Concerns have been raised by no. 4 that the single storey extension would be sited too close to the boundary and would be visually intrusive and would result in excess noise.
- The extension would be set in approximately 0.6m from the shared boundary. It was noted during the site visit, no. 4 has a garage sited next to this boundary, the separation distance between the extension and the main house to no.4 would be 6m (approx.). The boundary treatment along the shared boundary would also provide adequate screening. With regards to the noise concerns; the rooflight closet to this neighbour would not result in any increased and unacceptable noise levels when compared to a window or door in a similar location. As such, the single storey extension would not adversely impact upon this neighbour. An informative will be advised to the applicant to request building works are carried out considerately to minimise disruption to neighbouring properties.
- The neighbour to the north, no.2 is orientated so that its principal elevation faces the side elevation and rear garden to the application site and already has a limited outlook from their kitchen and bedroom window due to this current relationship. The two storey extension, while not projecting closer to this neighbour, would result in additional built form which would be seen from these windows. While it could be argued the two storey extension would limit their outlook further, on balance, given the existing situation, it is considered the outlook to this neighbour would not be significantly impacted upon to warrant a refusal on this basis.
- 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.

Ecology

- Ecology were consulted upon due to the nature of the proposals. Initially they requested site photos and upon review determined no further surveys would be necessary. The Ecologist has recommended a precautionary working method to protect protected species as a condition which the agent has agreed to.

Drainage

- During the planning process it was established that a sewer is located with the rear garden and Southern Water were consulted. They advised they had no objection to the proposals but have recommended guidance notes on sewers as an informative to the applicant.

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.

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 ☐