

DELEGATED OFFICER REPORT

Application Ref: F/23/94918

Site Address: VILLA CERVINO, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Case Officer: Alexandra Stone

Description: Full demolition of 5 bed bungalow to allow a rebuild of a 4 bed chalet bungalow with store and creating a rear extension with 2 dormer windows

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
Z/24709/000/00 – Permit – 05/09/1980 Carport F/13/72252 – Permit – 23/04/2013 Construction of rear conservatory H/22/93471 – Refuse Planning Permission – 01/12/2022 Raising the roof to create two storey rear extension. Single storey side in-fill extension, alterations to the fenestration including 3no. dormer windows and rear Juliette balcony and 2no. side porch. Demolish existing car port, conservatories and garage to create new garage.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecologist:	There are records of bats, badgers and hedgehogs as well as notable invertebrates in the immediate area of this property. The applicant has submitted a PEA/PRA report by Arbtech (November 2022) from a previous application for work to the existing house which included raising the roof and several extensions. The report states that bats are very unlikely to be roosting in these buildings and that the buildings have negligible potential for roosting bats. A records search from the local biological information centre (HBIC) would have turned up the records of bat roosts very close to this property. No further surveys will be required for this application. <u>Officer comments:</u> It was questioned as to whether the proposed soakaway would be adequate due to soil conditions but soakaways are used for the neighbouring property therefore likely to be suitable and as suggested by the agent a rainwater harvesting tank would be beneficial.		
Tree Officer:	No Objection subject to condition.		
Southern Water:	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. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build close-to a public sewer are		

	available at Southern Water's Get Connected service: developerservices.southernwater.co.uk It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. 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.
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Site Visit:	Yes ☒	No ☐
Details: Previous application H/22/93471.		

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: The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> <u>Character Area Appraisals - BIFOHH 27</u> • Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces. • Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting. • Ensure that new development relates effectively with the building features and materials prominent in existing development. The application is for demolition of the existing dwelling to create a new dwelling. The existing bungalow is currently 5 bedrooms and the new dwelling proposed is a 4-bedroom chalet bungalow incorporating 2no. rear dormer windows. • The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> • The existing dwelling is a modest bungalow with a number of extensions including a rear conservatory and garage. The proposed new dwelling is a chalet bungalow using similar materials to the original dwelling, reflecting the character of the area. The new dwelling would be set back to allow for ample parking which would be

consistent with the neighbouring dwellings. It would also be stepped away from the neighbouring properties either side to prevent overshadowing and overlooking.

- The proposed dwelling uses a barn hip roof to reflect the design of those in the immediate area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. For a 4no. bedroom+ dwelling, there is 3no. parking spaces required onsite which is indicated on the Site Layout Plan.

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.
- It is noted that there are roof lights proposed to the side elevations of the dwelling however, these are above average head height which are unlikely to cause overlooking.
- The design and layout respects the character and appearance of the locality.

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 ...		