

DELEGATED OFFICER REPORT

Application Ref: H/23/96271

Site Address: 26 WESTWARD ROAD, HEDGE END, SOUTHAMPTON, SO30 4NQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • SGN Gas Pipeline Medium Pressure • Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
• H/21/90013 - Two storey side extension - Permit - 04/05/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No objection		
Southern Water:	It appears that the developer is intending to build-over 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-over 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-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk. 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. - The 150 mm public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance. - No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer. - All existing infrastructure should be protected during the course of construction works.		

	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. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm sewer - Combined Sewer
Southern Gas High Pressure Networks:	All consultation response letters and maps are accessible for review online.

Site Visit:	Yes ☒	No ☐
Details: 8 th November 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 67)

Assessment:
The application property is a two-storey 3-bedroom end of terraced dwelling situated in central Wildern. The surrounding area is residential in nature and characterised by a mix of 1970s to 1980s terraced, semi-detached, and detached developments. The property's plot exhibits an irregular shape, wider towards the rear. This planning application requests planning approval for the construction of a two-storey side extension to the dwelling. The proposed scheme is similar to the previously approved application H/21/90013, with specific modifications: the extension widens towards the rear, resulting in an irregular overall shape, and the ground floor fenestration within the two-storey extension shifts from an approved garage door to a window. Considering the existence of extant planning permission for this site, the principle of works and the majority of details have been previously established and evaluated under H/21/90013. Hence, this assessment will primarily focus on the variances between this application and the previously approved application.

Principle

- 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.

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 revised design for the two-storey side extension aims to widen its rear portion to efficiently utilise the plot without leaving unused space between the extension and the boundary. While this design is unconventional, it mirrors a similar design already implemented directly opposite at 45 Westward Road. Therefore, the resulting dwelling is expected to blend harmoniously within the surrounding area without standing out conspicuously.
- There is a public footpath adjacent to the application site and therefore the two-storey side extension will be prominently visible from public vantage points. However, the additional width incorporated into the rear part of the extension is not deemed to cause substantial visual differences when compared with the approved design, particularly when viewed from the street view. The resultant visual impact is not considered significant enough to warrant refusal.
- The introduction of a new window on the front elevation within the side extension is viewed as an enhancement. Considering the absence of internal garage structures among this row of terraced properties, the window is deemed a fitting addition that seamlessly integrates within the context and contributes positively to the overall street scene.

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.
- In light of the application property being an end-of-terrace dwelling, the two-storey side structure will protrude towards a public footpath rather than neighbouring properties. As such, no adjacent neighbours will be directly affected by the proposed extension, mitigating potential impacts on their residential amenities.
- The additional front window is considered to have minimal impact on residential amenities as this window will only offer views exclusively to areas already accessible to the public, thereby mitigating concerns related to loss of privacy.

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 will add a bedroom on 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 is able to accommodate this required 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		