

DELEGATED OFFICER REPORT

Application Ref: H/23/96290

Site Address: 8 KESTREL CLOSE, BOTLEY, SOUTHAMPTON, SO32 2TB

Case Officer: Dorothy Hei-Tung-Hoh

Description: single storey front extension to enlarge the existing garage, first-floor side extension above the garage

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

Planning History?	Yes ☒	No ☐
• PN/19/85746 - Prior Notification for the construction of a single storey rear extension (depth 4.5m, height to eaves 2.95m, maximum height 3.45m) - Prior Approval Not Required - 28/06/2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No comment or objections		
Ecologist:	No objection on grounds of ecology		
Southern Water:	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		

Site Visit:	Yes ☒	No ☐
Details: 8 th November 2023		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 for Hedge End, West End and Botley (HEWEB 45)

Assessment:

The application property is a two-storey, 4-bedroom, detached dwelling situated in the north east of Boorley Green, which features an attached double garage. The primary amenity space positioned at the side of the property. The surrounding area is residential in nature, with neighbouring properties consisting primarily of detached dwellings with diverse styles. This application seeks planning approval to enlarge the current double garage through a front extension. Additionally, the proposal includes a first-floor side extension to be constructed above the existing garage. After reviewing the submitted plans, the development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 45) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Mitigate the effects of the heavy vehicular traffic on Winchester Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - iii) Maintain the predominant deep building setbacks to the east of Winchester Road in order to retain/reinforce the existing levels of on-plot planting.

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 proposed front extension aims to enlarge the existing double garage without projecting beyond the principal wall or altering the current garage doors. Its modest extension and design are considered to have minimal visual impact to the street scene.
- The proposed first-floor side extension is for an additional bedroom with ensuite facilities situated above the expanded double garage. It will feature a full-height window with a Juliet balcony at the front elevation. Although the first-floor side extension is relatively large and without a setback from a principal wall or set down to the main roofline, the property's secluded placement within Kestrel Close ensures that only 7 Kestrel Road have a direct line of sight to the front elevation of the application property. As such, the proposed developments are not expected to

prominently alter the street scene. Furthermore, a site visit revealed potential visibility from Winchester Road, however the presence of tall trees along the boundary fence provides effective screening, mitigating the potential impacts on the area's overall character.

- The proposed full-height window is not a common design feature within the vicinity. However, given the varied architectural styles within the area and the secluded positioning of the application property, this element is not anticipated to stand out conspicuously. The resultant dwelling will integrate harmoniously within the surrounding context.

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 developments are positioned to the side of the property and away from neighbouring properties, thereby mitigating the potential impacts on neighbours such as overshadowing, loss of light and loss of outlook.
- Although in proximity to the rear neighbour, Westward, the orientation of both properties mitigates potential concerns. The new rear windows of the first-floor side extension will solely overlook the front driveway area of Westward, an area already open to the public. Therefore, the proposal is not considered to result in loss of privacy or an overlooking issue for this neighbouring property.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are no records of protected species relevant to this application and there are no habitats of raised interest in proximity the property. The Council's Ecologist advised that the proposed extensions do not generally impact on features which could support bats and are therefore unlikely to impact upon protected species or features of raised habitat interests and on this basis the proposals as presented are not contrary to draft Local Plan Policy DM11 (Nature Conservation).

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.
- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD

requirements. Accordingly, the parking arrangement will remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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 Environment 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