

DELEGATED OFFICER REPORT

Application Ref: H/23/96354

Site Address: 50 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey and single storey rear extension, and log burner flue

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

Planning History?	Yes ☒	No ☐
• F/21/91917 - Erection of 2no. three-bedroom detached dwellings - Refuse Planning Permission For - 22/04/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 objection letter was received to the application, the representee raised the concerns relating to the proposed log burner flue as it releases more CO2 than burning gas or oil for the same amount of heat generated.		
Parish Council:	No objection		
Pollution Control Specialist:	In terms of contaminated land, I would suggest the following condition: <i>A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.</i> <i>Reason: To minimise the risk from land contamination for the safety of the property's occupiers.</i> In terms of air quality from the log burner, this will be regulated by Building Control and best practices as assumed to be followed during installation/ operation.		
Ecologist:	No objection on grounds of ecology		

Site Visit:	Yes ☒	No ☐
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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 Appraisal for Hedge End, West End and Botley (HEWEB 28)

Assessment:

The application property is a two-storey 3-bedroom detached dwelling that exhibits a T-shape footprint. Situated within an area characterised by a mix of residential and commercial properties, the neighbouring structures are of various styles but predominantly consisting of two-storey buildings situated within linear plots. The application seeks planning permission for the construction of a single-storey and two-storey extensions to the rear of the property. These extensions are to fill the void within the T-shape footprint, ultimately achieving a square layout. Additionally, the proposal includes the installation of a log burner flue.

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 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 combined extensions, while substantial in size and scale, predominantly expand upon the footprint of the existing rear additions. This design approach allows for an offset against the area being generated. Moreover, given the ample size of the current rear garden, it is deemed capable of accommodating the proposed extensions without causing overdevelopment.

- The proposed two-storey rear extensions are designed with gable roof and will be positioned below the current ridge line. As such, it is considered to respect the character of the host dwelling and will be subservient in scale.
- All proposed developments are located to the rear of the property, ensuring no alteration to the public facing appearance of the host dwelling. As a result, the proposal is not anticipated to affect the existing 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.
- The adjacent properties, 48A St Johns Road and 52 St Johns Road, are identified as the most affected neighbours by the proposal. During the site visit, it was observed that the application property shares a closer relationship with 48A, while 52 St Johns Road maintains a larger separation distance. The proposal demonstrates a strategic design approach, situating the single-storey rear extension in proximity to 48A's side, and the two-storey rear extensions nearer to the 52's side. As such, the proposed two-storey extensions will maintain a minimum distance of at least 5.5m from both neighbouring properties, effectively mitigating potential adverse impacts related to overshadowing, loss of light, and loss of outlook.
- Two of the proposed first-floor side-facing windows are intended to serve the ensuite and bathroom, both specified as obscured glazed in the submitted plans to ensure privacy. As such, these windows are not anticipated to generate any issues related to overlooking towards 48A St Johns Road. Another first-floor side-facing window, serving a bedroom, has not been designated as obscured glazed in the plans. However, it is considered that it is the only window in this bedroom, making it less ideal for obscured glazing. Considering the separation distance and the angled view, clear glazing would not pose a harmful overlooking problem.
- The objection raised by the neighbour regarding the proposed log burner has been duly noted. However, it's noted that the Council's Pollution Team has not provided any specific comments on the air quality concerns related to the log burner, as Building Control will regulate this aspect. It is also anticipated that best practices will be followed during the installation and operation of the log burner. Regarding potential contamination concerns, the Council's Pollution Control Specialist recommended implementing conditions for continuous monitoring during construction, immediate reporting of any discovered contamination, and submission of necessary assessments and remediation schemes for approval by the Local Planning Authority. Compliance with specific standards such as BS10175:2011+A2:2017 and relevant gas monitoring protocols is advised. These conditions aim to minimise the risk of land contamination for the safety of future property occupants. In conclusion, with regard to air quality and potential contamination concerns, the proposal is not considered to cause any adverse impacts as long as strict compliance with specific standards is maintained.

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 designated nature conservation sites nearby but there is a record of a brown long-eared bat roost in a property adjacent to number 50. However, given the nature of the proposed works which have minimal tie in with the original roof and the design and structure of the existing property, the proposals are unlikely to impact upon protected species. On this basis the proposals as presented are not contrary to draft Local Plan Policy DM11 (Nature Conservation) and therefore the Council's Ecologist raised no objection on grounds of ecology.

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 the first-floor level and will result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. It was noted from the site visit that there is enough space for parking within the existing driveway and therefore no objection on highway grounds.

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