

DELEGATED OFFICER REPORT

Application Ref: H/23/94644

Site Address: DURNCOMB HOUSE, DODWELL LANE, BURSLEDON,
SOUTHAMPTON, SO31 1AB

Case Officer: Alexandra Stone

Description: Loft conversion and single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Nature Conservation Designations – Ancient Woodland & Special Protection Area		

Planning History?	Yes ☒	No ☐
Details ...		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecologist:	I have reviewed the Extended Phase 1 Ecological Assessment by Phillips Ecology (March 2023). Approximately 20 bat droppings were found in the loft, there were gaps under the roof and under the hanging tiles. The main dwelling is assessed to have high bat roost suitability with evidence of bats, and the outbuildings have negligible suitability for bats. At least three bat activity surveys will be required during the active bat survey season (May through August). The results of these surveys will be required to determine the type of mitigation required and to inform a European protected species license application if required. The presence of protected species is a material consideration and must be established before determination.		

Site Visit:	Yes ☒	No ☐
Details: 21/03/2023		

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:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The application is for a single storey side extension measuring approximately 4.6m by 2.2m.

The proposal also includes alterations to the roof formation from pitch to gable to the rear of the dwelling, to allow for a loft conversion for habitable accommodation.

- The development is within the urban edge where the principle of development is acceptable.

Ecology

DM11 of the submitted Eastleigh Borough Local Plan (2016-2036) stipulate 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.

The Council's Ecologist has advised after reviewing the submitted Ecological Assessment by Phillips Ecology (March 2023) it was found that approximately 20 bat droppings were found in the loft, there were gaps under the roof and under the hanging tiles. A further three bat activity surveys will be required during active bat survey season (May through August). However, the lack of information in this regard would be contrary to the abovementioned policies and, as a result, would constitute a reason for refusal.

Design and layout

The alterations to the rear of the roof consists of a change from hip to a gable end. This would remain unseen from the roadside and would face woodland.

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. Although the extension would have a different roof formation, this would remain unseen from the front of the dwelling and modest in size.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

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.

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 ☒

The proposal involves works to the existing roof which has potential to support bats, which are protected by virtue of the Habitats and Species Regulations (2019). No survey work has been provided to demonstrate that bats are not likely to be affected by the works, and therefore the works are unlikely to be granted a license by Natural England. The proposal would therefore be likely to result in an offence under the Habitats and Species Regulations (2019). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).