

DELEGATED OFFICER REPORT

Application Ref: H/26/101094

Site Address: MAYBUSH, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8DR

Case Officer: Charlie Vallis

Description: First floor rear extension.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Current and former EBC owned land adjoining site to the south		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 no. letter of objection was received from the adjoining neighbour at Hawthorns. Their concerns have been summarised below: • The proposal covers part of their kitchen rooflight, restricting light to this room. • Potential for construction works to invalidate flat roof warranties. • Access during construction (highlighted that use of flat roof as a weight bearing platform or obstructing their bifold doors would not be acceptable). • Noted ambiguity in design and access statement over the depth of the proposed extension. • They also outlined that the design and access statement does not address the following: - Surface water run-off management past their party wall. - The way in which the gable wall will pass the guttering, soffits and fascias of their adjoining wall. - The method by which the extension will adjoin its party wall, and how the masonry will be constructed where the extension passes their chamfered wall.		
Parish Council:	No comments received.		
Asset Management:	No response required.		
Tree Officer:	Despite the significant trees to the south of the site, the proposed first floor extension will not directly impact them. Therefore, we raise no arboricultural objection to the proposal.		
Ecology:	There are records of bats and hedgehogs very close to this site with nesting swifts in the wider area. I have reviewed the photos of the property available in the Design & Access Statement and do not see any obvious potential bat roost features. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 6.5.26		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 (EBLP) The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Parking Standards; Character Area Appraisals (BHH 28).

Assessment:

Principle:

The development is within the urban edge where the principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Site and surroundings:

The application site contains a white rendered semi-detached property, set back behind a boundary wall, row of trees and driveway. The surrounding area is largely residential, consisting of villas/semi-detached pairs, set along a fairly busy thoroughfare. Directly to the south, properties are set back from Hamble Lane behind a treed area.

The application proposes a first floor extension over its existing single storey projection. The submitted plans indicate that the proposal would sit flush with the rear wall of the existing single storey rear projection, with a rear-facing gable-end.

Design, layout and impact on local character:

The design of the proposed first floor rear extension is considered suited to the host dwelling in terms of its form, scale and appearance, appearing as a natural extension to the property. Its positioning is such that the extension would not be overly prominent from the street scene, and the choice of materials and roof design help retain the character of the existing property when viewed from adjoining roads and paths.

The proposals would not result in overdevelopment of the site, retaining sufficient amenity space, side access to the rear garden and continuing to meet parking standards for a 3no. bedroom property.

As such, the proposals are considered to accord with EBLP policy DM1 in that its design and layout respects the character and appearance of the locality.

Residential amenity:

The development is considered to accord with EBLP policy DM1 and the 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.

Due to the design of the existing extension at the adjoining neighbour (Hawthorns) and given that the proposed windows would be rear facing, the proposed extension would not result in significant impacts to their light, outlook or privacy. Comments regarding loss of

light to their skylight have been noted, however, the presence of two additional sources of daylight to this room through windows/doors to the rear are such that this impact is not considered unacceptable. The rooflight would also continue to receive a reasonable level of light, particularly in the summer and past noon.

The proposed extension is set well back from neighbouring garden areas to the rear and properties to the rear are oriented such that there would be no direct overlooking into neighbouring first floor habitable rooms resulting from the proposal.

In relation to the nearest neighbour to the south (no.1 Boundary Road), given the orientation and positioning of this property, the proposed extension would not result in direct overlooking to habitable windows or useable outdoor amenity space, nor would light or outlook be adversely affected. To further safeguard privacy, the side facing en-suite window will be conditioned to be obscure glazed with no more than a top-opening toplight.

Nature conservation and trees:

In line with EBLP policy DM1, as outlined in the consultation response from the Council's Tree Officer, there will be no adverse impact upon trees or other natural features worthy of retention resulting from the proposed extension.

The Council's Ecology Officer is content that with an advisory note, (which makes it clear that if any bats are found, works must stop and Natural England are to be informed) protected species' are unlikely to be adversely affected by the proposal. Biodiversity enhancements were also recommended in their response and will be included as an informative. As such the proposals are in line with EBLP policy DM11

There are no likely significant impacts on the SPA.

Other matters:

Comments from the adjoining neighbour in relation to the proposal largely relate to matters governed by the Party Wall Act, whilst certain matters, for example surface water drainage and methods of construction, would be governed by Building Regulations; both of which are separate from the planning system.

The Party Wall Act governs procedures for building works that affect shared walls or structures between properties. Gaining planning permission or complying with building regulations does not remove the need to comply with the Party Wall Act where it is applicable. As this compliance will be a separate matter between the respective private property owners, an advisory note will be added to the decision notice to bring this to the attention of the applicant.

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; (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 ...