

DELEGATED OFFICER REPORT

Application Ref: H/26/101307

Site Address: 8 FIR TREE CLOSE, HORTON HEATH, EASTLEIGH, SO50 7BZ

Case Officer: Charlie Vallis

Description: Demolition of existing single storey rear extension and conservatory and replacement with a single storey rear extension. Erection of a new enclosed front porch following removal of existing porch. Interior refurbishment and landscaping works.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Adjacent to EBC owned land Within 25m buffer of a Public Right of Way		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
Tree Officer:	While there are trees to the west of the application site, we do not feel there is a significant threat. Therefore, we raise no arboricultural objection to the proposals.		
Ecology:	I have reviewed the site photos. Whilst there are a few gaps and crevices which could support roosting bats, the photos show either cobwebs or plant materials, so they are not likely to be used by bats. There is an area between the wooden lean-to and a square drainpipe with signs that ivy was growing and has been removed. This could have been used by nesting birds or bats. There is also a small gap due to a broken brick at the top of the brick wall which could also be used by bats. To ensure that nesting birds and bats are not using this area, demolition of the existing rear extension and wooden lean to can only be done outside of nesting bird season and when bats are not likely to be roosting, ie: demolition must be restricted to November through February. If this is not possible, then it can be done only immediately after an endoscope inspection for bats and nesting birds by a suitably qualified ecologist. 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. I don't see any potential habitat for great crested newts or hedgehogs in the area impacted by the proposal; however, a precautionary working method must be used to prevent harm to wildlife that could be using the wider site. Biodiversity enhancements can be agreed before determination or can be conditioned.		
Asset Management:	No response required		

Site Visit:	Yes ☒	No ☐
Details: 9.7.26		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:Site and proposal:

The application site contains a detached dwelling, located at the end of a close of residential properties, with significant vegetation bounding the site to the north and west. The proposed development consists of the erection of an enclosed porch under an existing front canopy and a new single storey rear extension, following the removal of its existing conservatory.

Principle:

The application site sits within the urban edge where the basic principle of development is acceptable, with any formal approval being based on the exact nature, design, and impact of that being proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Design and layout:

Given its single storey nature and positioning, the single storey rear extension is unlikely to have a significant impact on the street scene. The proposed front porch would sit comfortably against the host dwelling and within its locality.

The application does not propose any additional bedrooms nor impact significantly upon existing parking to the site. Current parking arrangements would therefore not be affected by this application. The proposal has been designed so that the host dwelling maintains sufficient amenity space and retains side access to the rear garden; as such, this would not represent overdevelopment of the site.

Despite relatively close proximity, the proposals would not affect the nearby right of way.

Residential amenity:

In terms of its impact on neighbouring amenity the development is considered to accord with 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.

Trees and ecology:

As outlined in the consultation response from the Council's tree team, despite proximity to significant trees to the west, the proposal is unlikely result in adverse impacts upon trees or other natural features worthy of retention.

Upon review of site photos, the Council's Ecologist outlined that precautionary working methods would be required in relation to bats, nesting birds and other protected species'. Where relevant these shall be placed on the decision notice as advisory notes to applicant. As the proposal does not indicate that the shed and existing single storey rear

extension are to be demolished, time restrictions or requirements for pre-works ecological inspection are not deemed necessary.

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 ☐

Comments ...