

DELEGATED OFFICER REPORT

Application Ref: H/23/96508

Site Address: THE PASTURES, PYLANDS LANE, BURSLEDON, SOUTHAMPTON, SO31 1BH

Case Officer: Claire Campbell-Best

Description: Two storey side and rear extension and front porch

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Adjacent to Designated Countryside Public Right of Way 25m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/11/68706	Extension to front garage to include carport and log store and single storey rear extension with log burner and flue	Permit – 04/05/2011
Z/35487/002/00	Construction of 3no. five bedroomed dwellings with garages and shared drive following demolition of existing dwelling and outbuildings	Permit – 05/03/2004

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	2 letters of support received from 'The Bayer', Pylands Lane and 36 Claypit Copse (summarised): - Improved quality of life for the family - Improved accessibility for the occupant of 'The Pastures'		
Hedge End Town Council:	No objection		
Bursledon Parish Council:	No comments received		
Ecology:	<u>Updated comments on site photos received 24/01/24:</u> I have reviewed the site visit photos. The area at the front of the house is covered with gravel and the rear garden has mown lawn, a few shrubs and non-native garden plants and a gravel patio with a large hedge to the rear. There is also a hedge on the side with the chimney. I don't see any obvious potential bat roost features or habitat which would be suitable for great crested newts or reptiles. 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 called. 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. Any vegetation must be cleared outside of nesting bird season (considered to be from late February through the end of August) or only immediately after a nesting bird check by a suitably qualified ecologist.		

	If evidence of an active bird's nest is found during construction, a 5m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting Institution of Lighting Professionals (theilp.org.uk). <u>Original comments received 21/12/23:</u> This site is on the boundary between red and amber great crested newt impact risk zones. There are records of bats nearby with common reptiles in the wider area. I need to review close up photos of any areas of the house and garden, roof and chimney which might be impacted by the proposals to determine whether any surveys will be required. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.
HCC Public Rights of Way Officer:	No objection – Informatives advised

Site Visit:	Yes ☒	No ☐
Details: 18/01/24		

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.

Assessment:
<u>Site and Surroundings</u> The application site comprises a sizeable detached two storey dwelling in a substantial plot, set well back from the road by a large gravel drivewa. The front boundary is marked with mature hedgerows, the boundary treatment to the rear comprises high hedging. The site is part of a row of large properties similar in appearance set within spacious plots. Designated countryside lies directly south of the site, to the rear lies a relatively recent housing development and to the east lies a Public Right of Way. <u>Proposal</u> This application seeks permission to construct a two storey side and rear extension and a new front porch. The proposed two storey side and rear extension would wrap around the northeastern corner of the host dwelling. The side element would have a pitched roof and would measure approximately 9.4m in height, 4.6m in width and 9m in depth. The rear element would also have a pitched roof and would measure approximately 8.2m in height, 8.7m in

width (this includes the side element) and 3.5m in depth. Contained within the rear element at first floor level would be a Juliet balcony with glass balustrading.

The proposed front porch would have a flat roof and would measure approximately 3m in height, 3m in width and 1.5m in depth and would replace the current canopy porch and pillars.

A planning statement accompanied the application and details the rationale behind the proposal. A family member is in poor health and requires round the clock care provided by carers. The two storey extensions seek to achieve better living accommodation for the occupant as well as providing space for carers on site.

All new proposed elements proposes matching materials that would match the host dwelling.

Principle

The application site falls within the urban edge, whereby alterations and extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Design and Layout

- The design of the two storey side and rear extension and front porch is suited to the host dwelling in terms of its form, scale and appearance.
- The two storey extensions would be set down from the main ridge of the house; the rear element would sit flush with the rear built line and the side element would also be set in from the principle elevation of the host dwelling, resulting in a subordinate additions. The use of matching materials will ensure the proposed development would be harmonious and respectful to the character of the property and the locality.
- It is acknowledged the proposed side extension while subservient, is relatively sizeable. However, the extension is considered proportional in the context of the host dwelling and the plot size. Furthermore, the extension would bring an element of symmetry to the frontage of the dwelling and would mirror in design with the existing two storey element on the eastern elevation of the property.
- The two storey rear element would not be overly visible within the public domain. Glimpses of the extension could potentially be seen from the housing development located 28m rear of the site and the Public Right of Way to the east, however, due the distances, the set down of the extension and screening provided by high hedging to the rear and eastern boundaries, the extension is not expected to cause detrimental harm to the surrounding area.
- The proposed front porch would slightly alter the frontage of the host dwelling; however, this addition is considered to be modest and non-obtrusive and would be mostly screened by the boundary treatment to the front of the site.
- The proposed development is considered to provide improved accommodation for the occupant and would result in a better layout that would be more accessible.
- The development would not be an overdevelopment of the site, adequate amenity space would remain.

Residential Amenity

- Given to the location of the proposals, separation distances between neighbouring properties and the high boundary hedging, it is concluded 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.

- The side extension proposes a first floor side facing window on the western elevation. The submitted plans indicate this window would be obscured glazed; this will be secured via condition.

Highways Safety and Parking

- The proposal will see the property increase from 4 to 5 bedrooms, a property of this size would require a minimum of 3 parking spaces as set out in the Residential Parking Standards SPD. The required parking can be accommodated by the driveway and garage to the front of the site.

Other Material Considerations

- The site is in fairly close proximity to a Public Right of Way (east of the site). The Hampshire County Council Rights of Way Officer was consulted upon and confirmed they had no objections to the proposal and recommended informatives to the applicant.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐