

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/96625

**Site Address:** 43 NAVIGATORS WAY, HEDGE END, SOUTHAMPTON, SO30 2GP

**Case Officer:** Claire Campbell-Best

**Description:** Single storey rear extension following demolition of existing covered terrace structure. (Retrospective)

|                                                                                                       |                                                |                                    |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints</b>                                                                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within Urban Edge<br>Within Residential Built-Up Area<br>Southern Water Sewers 2m Buffer – Foul Sewer |                                                |                                    |

|                              |                                     |                                               |
|------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History</b>      | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| No relevant planning history |                                     |                                               |

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| <b>Publicity:</b>        | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:         | None received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                           |
| Hedge End Town Council:  | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                             |                                           |
| Southern Water Services: | It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over the sewer.<br><br>The applicant is advised to apply to Southern Water for approval to apply to Southern Water through the Build Over Public Sewer application process. Further advice is provided within the consultation response. |                                             |                                           |

|                                            |                                                |                                    |
|--------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 06/02/2024 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                                |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                                   |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                              |
| <u>Site and Surroundings</u><br><br>The application site contains a two storey semi-detached dwelling located on the southwestern side of Navigators Way. The dwelling is set back from the highway by a block paved driveway and to the rear is a fully enclosed garden. The property has buff brick elevations and there is a single storey rear extension (the subject of this application). |

The surrounding area is residential in nature and forms part of a 1970s housing estate featuring dwellings of a similar appearance in semi-detached pairs and terraced blocks. Various properties within Navigators Way have been extended to the rear at single story level.

### Proposal

This application seeks retention for a single storey rear extension located on the south elevation of the host dwelling and comprises a dining room leading off the existing lounge and kitchen. This replaced a covered terrace structure with similar dimensions that consisted of a clear polycarbonate roof supported by metal posts.

The extension has a shallow pitched roof and measures approximately 3.5m in depth, 4.85m in width and has a maximum height of 3.2m. There are rear and side (east) facing grey aluminium bi-fold doors, 2no. rooflights and steps leading into the garden. The structure is complete, but this does not include the external finishes; this would be a red brick plinth and timber cedar cladding to all elevations.

### Principle

The application site falls within the urban edge, whereby alterations or 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 single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The extension is single storey in nature and subservient to the host dwelling. Additionally, the extension is sited entirely at the rear of the host dwelling and would not be visible within the public realm, the impact upon the street scene would be minimal.
- It is also important to note that a similar sized structure could be constructed via the applicant's permitted development rights, which is a material consideration upon the assessment of this application. It is also accepted the previous covered terrace the extension replaced had been in place for several years and provided an established sense of built form in the same location.
- From a site visit it was also noted that there were other examples of similar extensions within the immediate vicinity. Therefore, the development is considered to be in-keeping with the existing development within the surrounding area.
- Whilst the proposed materials (red brick, timber cladding and grey fenestration) are not found on the existing building, there are red bricked dwellings within the street scene and timber outbuildings in the rear gardens within the surrounding area, therefore their introduction to the host dwelling would not be harmful.
- The development would not be an overdevelopment of the site and sufficient amenity space will remain.
- The extension does not comprise any additional bedrooms, therefore the off-street parking arrangements do not need to increase as a result of the development.

### Residential Amenity

- The neighbours most impacted as a result of the development would be the adjoining neighbours at 42 and 44 Navigators Way and the neighbour to the rear of the site, 26 Rose Close.
- The extension is unlikely to impact upon the occupants of no. 44 in terms of loss of light or outlook as this dwelling has a rear conservatory which is a similar depth to the extension. Additionally, the shared boundary fence provides adequate screening, the extension does not have any windows that face the garden to no. 44. As such there are also no privacy or overlooking concerns.

- The extension is set in approximately 1.3m away from the shared boundary with no. 42 and there is a 2.4m separation distance between the extension and the rear elevation of this neighbour. The Quality Places SPD sets out a 45-degree daylighting test for primary windows in the rear of neighbouring properties, noting that if development crosses the 45-degree line on both the elevation and floor plan, then the extension will most likely cause a noticeable reduction in skylight received by the window.
- There are patio doors to no. 42 (closest to the extension), the development only appears to breach the 45-degree line on the floor plan and as such passes the daylighting test. Furthermore, the patio doors are also south facing and would still receive plenty of light throughout the day, therefore it is concluded the development would not unacceptably harm the daylight or outlook to no. 42.
- The extension does have side facing windows that face the garden to no. 42, however it was noted on the site visit that the boundary fence sufficiently screens any unacceptable overlooking into the neighbouring rear garden. This is also the case with the neighbour to the rear of the site, 26 Rose Close
- As such, the extension does not generate any unacceptable overlooking or privacy concerns in relation to no. 42 and 26.
- Therefore, 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.

#### Drainage

- Southern Water were consulted upon due to a foul sewer being in close proximity to the extension. They have recommended a pre-commencement condition whereby the applicant should submit a build over public sewer agreement application. As the extension is almost complete, a pre-commencement condition cannot be applied. A note to applicant will be added to the decision notice, recommending the applicant to contact Southern Water in this regard.

#### 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.*

*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** ☐