

DELEGATED OFFICER REPORT

Application Ref: H/23/96579

Site Address: VILLA CERVINO, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Case Officer: Claire Campbell-Best

Description: Roof extension and alterations to include raising of ridge height with front and rear hip-to-gable ends to create additional habitable accommodation in roof space, single storey side and rear extension following demolition of existing conservatory, extensions and garage.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Close to Designated Countryside Southern Water Sewers – Foul SGN Gas Pipeline Medium Pressure Oil Pipeline		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/23/94918	Full demolition of 5 bed bungalow to allow a rebuild of a 4 bed chalet bungalow with store and creating a rear extension with 2 dormer windows	Permit – 03/08/2023 Not implemented
H/22/93471	Raising the roof to create two storey rear extension. Single storey side in-fill extension alterations to the fenestration including 3no. dormer windows and rear Juliet balcony and 2no. side porch. Demolish existing car port, conservatories and garage to create new garage	Refuse – 01/12/2022
F/13/72252	Construction of rear conservatory	Permit – 23/04/2013
Z/24709/000/00	Carport	Permit – 05/09/1980

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Fair Oak Parish Council:	No objection		
Ecology:	<u>Updated comments received 07/02/2024:</u> I have re-reviewed the previous applications and the PEA/PRA report by Arbtech (November 2022). I can see from the site photos that the condition of the building has not changed since the previous survey. Also, F/23/94918 was permitted for full demolition of the building based on that survey and is still a valid application. Further surveys will not be required as this application is for fewer changes to the building than the demolition which was previously approved. Precautionary working methods and biodiversity enhancements are still required. 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. 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 16/01/2024:</u> Previous applications for this site include F/23/94918, Q/23/94473 and H/22/93471. This site is in a green impact risk zone for great crested newts. There are records of bats, badgers, hedgehogs and notable invertebrates near this property. Due to the proposed extensive works to the roof and the records of bats nearby, a preliminary bat roost assessment will be required. An ecology response from a previous application mentions that a PEA/PRA report by Arbtech dated November 2022 was submitted although I cannot find this document on our system. This would now be out of date, but since the building has already been surveyed, it would be sufficient to submit an update walkover, with a letter report to advise the LPA whether there were any changes to the condition of the building and whether, in the professional opinion of the ecological consultant, there would be a need for any further surveys. The report should also include precautionary working methods to protect bats, terrestrial great crested newts, hedgehogs, notable invertebrates such as stag beetles, and badgers during the construction phase. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for the east and west gable ends of this building
Trees:	There are no significant trees within the site. However, the new development to the south contains some significant trees in close proximity to the shared boundary, which are subject to a Tree Preservation Order, and another tree within the property to the north. It appears that the proposed development will not directly impact any trees, but we have some concerns regarding construction access and activities. However, it is straightforward to protect the trees on neighbouring land with a Tree Protection Plan. Therefore, we raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality

Southern Water Services:	It appears that the developer is intending to build close/over to a 150mm public foul sewer. 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 Southern Water is able to approve the works. The applicant is advised to apply to Southern Water through the Build Over Public Sewer application process. Further advice is provided within consultation response.
Oil Pipeline:	Informative advised
SGN:	Informative advised

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 06/02/2024		

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; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals – BIFOH 27.

Assessment: <u>Site and Surroundings</u> The application site contains a modest detached bungalow located on the western side of Botley Road. The property itself has a deep set back from the highway by a hardstanding driveway. The dwelling has a hipped roof and is finished in predominately red brickwork and white uPVC fenestration and has with a combination of additions to the host dwelling; comprising of a carport, garage and rear conservatory that together with the main house, span the width of the plot. The surrounding area is residential in nature, the property sits within a row of bungalows, some of which have been altered significantly at roof level to provide first floor accommodation. Designated countryside lies to the east and southwest of the site, resulting in a semi-rural character to the area. <u>Proposal</u> This application seeks approval for a single storey side and rear extension and alterations to the roof which would include a raise in the ridge height and front and rear hip-to-gable extensions to provide habitable accommodation within the roof space. As a result of the single storey extensions the new pitched roof would be sited over these extensions resulting in a more ‘squared off’ and uniform appearance following the removal of the existing garage, carport and rear conservatory. The proposal would be finished in a light colour render to all elevations, timber cladding to the gable ends, grey concrete roof tiles and black uPVC fenestration. <u>Principle</u> 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 as outlined in the report below.
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The site also has extant planning permission (F/23/94918) for a replacement chalet style bungalow with a similar depth and height of the dimensions proposed in this application. This is a material consideration in the assessment of this application.

Design and Layout

- The design of the development is suited to the host dwelling in terms of its form, scale and appearance. While it is noted the proposal would raise and alter the existing roof, it is not considered to be unduly prominent with the street scene when compared to the nearby dwellings within this section of Botley Road, some of which also have altered roofs. Therefore, the proposed design would be similar to the development already seen within the wider surroundings and would be respectful to the character area.
- At the time of the site visit, it was noted the dwelling, and its additions were tired and overall the property is in need of renovation. The removal of these additions would result in a rejuvenated appearance and the proposed development would mostly be sited over existing structures, as such the footprint would not be greatly increased.
- While it is accepted there is more bulk at roof level, the majority of this would be to the rear of the property and not overly visible with the public realm. Additionally, it is noted there is a reduced bulk to the roof in this application when compared to the approved replacement dwelling granted under F/23/94918.
- The proposal would result in a variance of new materials not currently found on the host dwelling. This would comprise of a light-coloured render, timber effect cladding, grey concrete tiles and black uPVC fenestration. Whilst the materials are not found on the existing building there are examples of cladding, render and dark coloured uPVC windows and doors within the street scene, therefore their introduction to the host dwelling would not be harmful.
- Overall, the proposal would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- The neighbours most impacted by the development would be the adjoining neighbours to the north (Newark) and south (Sybart).
- The proposed development would not project any closer to Newark and there would be a 3.6m (approx.) separation distance between the dwellings. While it is acknowledged the roof height would increase, it would slope away from this neighbour and due to the orientation of Newark, the increased roof height is not expected to impact on the light received to this property. Additionally, the proposed rear extension extends marginally beyond the rear built line of Newark. As such, the development as a whole would not adversely impact upon the amenities of this neighbour.
- The existing garage and conservatory are sited along the southern elevation of the host dwelling and close to the boundary shared with Sybart. The proposed side extension would be sited in a similar location to the existing and not project any closer to the boundary. It is acknowledged there would be more built form at roof level, however the extension would be single storey in nature with a slightly higher eaves height of 3.5m. Additionally, the roof would slope away from the boundary reducing any overbearing.
- The proposed rear extension, as noted would be sited over the footprint of the rear conservatory, which is located close to the neighbouring boundary with Sybart, due to the existing relationship, boundary treatment and a separation distance of 4.1m (approx.) from the neighbour, the development overall is not considered to result in an adversely harmful impact upon the amenities of this neighbour.
- It was noted, Sybart has side facing dormers which serves a bedroom, one of which faces the roof to the host dwelling. The development proposes 5no. rooflights to the southern roof slope. In order to protect the privacy of both the

occupant and neighbour, a condition will be applied to ensure these windows are obscured glazed and non-opening.

- To conclude, 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.

Highways Safety and Parking

- The proposal would not result in any additional bedrooms the property will remain a 4 bed dwelling with the development in place which requires 3no. off-street parking spaces as set out in the Residential Parking Spaces SPD. The required parking can be accommodated to the driveway at the front of the site.

Ecology and Trees

- Owing to the nature of the works, Ecology were consulted. The Council's Ecologist advised the ecological assessments carried out under planning application F/23/94918 are valid and the enhancements and recommendations, including a CEMP should be applied to this planning application.
- The site contains a protected tree located in the rear garden. The Council's Tree Officer has recommended a tree protection plan be submitted and approved by the LPA as a pre-commencement condition. This has been agreed by the agent.

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 ☐