

DELEGATED OFFICER REPORT

Application Ref: H/23/96335

Site Address: 23 MARLS ROAD, BOTLEY, SOUTHAMPTON, SO30 2EY

Case Officer: Claire Campbell-Best

Description: Retrospective planning for loft conversion to include a hip-to-gable roof extension and rear dormer window and erection of new front porch

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Part of the rear garden falls with Designated Countryside and the Settlement Gap Environmental Agency Surface Water Flooding Flood Zones 2 and 2 Tree Preservation Order – 762-E and 598-E Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Botley Parish Council:	<u>Object</u> The front porch extends beyond the building line. Whilst Councillors are aware that this is a retrospective application, member were concerned that this may set a precedent for future applications. There were no objections to the works carried out to the rear of the property.		
Ecology:	No objection – informatives to applicants advised		
Trees:	No objection		
Southern Water Services:	It appears that the developer is intending to build close-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:

Site and Surroundings

The application site contains a two storey semi-detached dwelling located on the eastern side of Marls Road. The property is set back from the road by a modest front garden and driveway which leads down the southern side elevation of the dwelling ending at a garage located within the rear garden. The dwelling is finished in red brickwork and at roof level, there is a hip-to-gable extension and a grey clad rear dormer window (the subject of this application). The surrounding area is residential in nature and features detached/semi-detached dwellings of a similar nature. Designated countryside and the Settlement Gap is to the east, with part of the rear garden falling into this zone. The dwellinghouse itself falls within the Urban Edge.

Proposal

This application seeks the retention of roof alterations which comprises a hip-to-gable extension and a flat roof rear dormer window which is now complete. The gable end and altered roof is finished in brickwork and tiles to match the host dwelling and the dormer is clad in an anthracite grey colour. An application was required for these works as the rear dormer exceeded the height of the existing roof to the host dwelling and the finished materials (grey cladding) did not match the materials found on the existing building.

The application also proposes the erection of a front porch with a mono-pitched roof, measuring approximately 2.4m in width, 1.4m in depth and a maximum height of 4.5m. There would be external steps leading up to the front door. This would be finished in materials that would match the host dwelling.

Principle

The application site falls mostly 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 completed roof alterations and rear dormer along with the proposed front porch is suited to the host dwelling in terms of its form, scale and appearance. It is noted, the roof alterations do change the appearance of the host dwelling and the rear dormer is visible from certain vantage points within Marls Road, however, given that works of a similar nature could be constructed without the need for formal planning permission provides a fall-back position thus deeming the development acceptable. Additionally, rear dormers could be seen within the immediate vicinity which are clad in dark colours, therefore, it is considered the dormer and its materials would not be harmful the host dwelling nor the character area.
- The objection from the Parish regarding the front porch is noted, however it was evident during the site visit many of the properties within the road have a variance of porches to their front elevations, extending beyond the front building line. The proposed porch is considered modest and subservient and would blend in comfortably with the existing development without being unduly dominant. Therefore, it would be unreasonable to refuse the application based on the proposed porch and its location.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- 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 rear dormer has 2no. second floor window with views into neighbouring gardens within Marls Road and an oblique views into the rear gardens within Orchard Court southeast of the site, however such views are unavoidable within an urban setting. Furthermore, there would be a separation distance of approximately 35m between the dormer window and the rear boundary to the site and a distance in excess of 35m between the dormer window and first floor rear windows to the properties with Orchard Court. On this basis, the rear dormer is not considered to be unacceptable in terms of overlooking or loss of privacy to the nearby residents.
- The proposed porch owed to its siting and modest proportions is not expected to impact upon the adjoining neighbours amenity to an unacceptable degree. The proposed floor plan indicates the porch will comprise an entrance way and ground floor W.C. In order to protect the privacy of the occupants and the neighbours to the north (no. 21 Marls Road) a condition will be applied to ensure this window is obscured glazed with a top hung opening.

Other Material Considerations

- The proposed porch would be located in close proximity to a public foul sewer. Southern Water were consulted upon and they recommended a pre-commencement condition whereby the applicant needs to submit a 'Build-over application' in order protect sewers and drainage apparatus. The applicant has agreed to this condition via email.
- Part of the site lies within Flood Zones 2 and 3, while the proposed porch would not be located in this zone, a flood risk proforma has been completed which states the porch would be at or above ground levels to protect the development from flood damage.
- 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 Environment 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: On balance when considered what could be construction via the permitted development route, this application is recommended for approval, subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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