

DELEGATED OFFICER REPORT

Application Ref: H/24/96698

Site Address: 1 CASTLE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5EG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Partial two storey and single storey rear extensions. Replacement of existing single storey side addition (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1st Consultation</u> Three objections were received regarding the original submitted proposals, with neighbours expressing concerns primarily focused on potential issues such as: • Loss of light • Overlooking • Overbearing • Loss of privacy • Overshadowing • Parking provision • Overdevelopment • Not in keeping the character of the area <u>2nd Consultation</u> No further comments or objections were received during the subsequent 10-day consultation period.		
Parish Council:	<u>1st Consultation</u> Object On over development 59.B.E. and the lack of parking. <u>2nd Consultation</u> To object on over-development and lack of parking.		
Ecologist:	<u>1st Consultation</u> A precautionary working method for hedgehogs is required. The precautionary working method should include all building materials to be stored on hard standing or on pallets, any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.		

	<u>2nd Consultation</u> The amended plan does not affect my previous ecological response.
Asset Management:	No response is required from Asset Management Consultations for planning application (H/24/96698).

Site Visit:	Yes ☒	No ☐
Details: 24 th January 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; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 3)
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Assessment: The application property is a two-storey, 3-bedroom, semi-detached brick-built dwelling. The property features a front porch, a side addition for storage purposes, and a sizable timber outbuilding situated in the rear garden area. The surrounding area is residential in nature and has a particularly strong character due to the formal composition of buildings around large open spaces and route intersections. There is also a strong uniformity to the form and materials used in the predominant house types. The current application seeks planning permission for the construction of a combination of two-storey and single storey extensions at the rear of the property. Initially, the application included a two-storey side extension. However, it was considered that this proposed side extension would disrupt the symmetrical balance with the semi-detached neighbour and potentially have adverse impacts on the overall street scene. Following a discussion with the agent, it was agreed to remove the two-storey side extension from the proposal. Instead, the existing side addition will be replaced with a design maintaining the same roof form, with slight height adjustments to seamlessly integrate it with the single storey rear extension. The purpose of the side addition remains unchanged, serving as storage space. Subsequently, amended plans were submitted on 16/02/2024. The application has since undergone a further 10-day consultation period to allow for additional comments. <u>Principle</u> • The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. • The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 3) which provides the following guidance on developments and that they should ensure that: i) Maintain the formal building compositions around route intersections and open spaces.

- ii) Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- iii) Maintain the importance of the open green spaces at the centre of loops and associated semi-mature broadleaved tree planting.
- iv) Maintain the predominant plot widths and continuity in building line on Denzil Avenue and Hunt Avenue.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The replacement of the single storey side addition is considered as an enhancement to the existing development, facilitating seamless integration with the proposed single-storey rear extension. It is anticipated that this replacement, at a slightly increased height, will not prominently alter the street scene, as it aligns with the roof form, dimensions, and materials of the existing side addition. It will remain subservient to the host dwelling.
- The proposed rear extension, incorporating both single storey and two-storey elements, is considered as a harmonious integration with the host dwelling. This combination serves to fill the rear void, resulting in a more uniform rear elevation. Additionally, the addition of a side-facing window in the amended proposal adds interest to the side wall, ensuring it will not appear as just a blank brick wall.
- Although the proposed rear extensions will be visible from Castle Road and Queens View due to the angular position of the application property relative to the road, the use of matching materials with the existing dwelling will mitigate potential adverse impacts on the street scene. Furthermore, the presence of similar rear extensions in neighbouring properties will address concerns about the proposed development's compatibility with the area's character.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The primary impacted neighbours by the proposal are 29 Queens View and the adjacent semi-detached neighbour, 3 Castle Road. Regarding 29 Queens View, the omission of the two-storey side extension is considered to effectively mitigate potential impacts on their amenity. Additionally, considering the angle and southeast orientation of 29 Queens View relative to the application property, the proposed rear extensions will not result in overshadowing or significant loss of light to a harmful level. Furthermore, the proposed side-facing window, serving the ensuite, is expected to feature obscure glazing, thereby addressing concerns of overlooking and loss of privacy for this neighbour.
- Concerning the semi-detached neighbour at 3 Castle Road, the existing single storey rear addition on the application property acts as an effective buffer, separating the proposed two storey rear extension from this adjacent property. This arrangement effectively mitigates concerns about loss of light, overbearing effects, or visual dominance.
- Objections were raised solely by the neighbouring properties at 27 Queens View and 29 Queens View. However, given the separation distance and the orientation

of the application property relative to these neighbours, it is deemed unlikely to cause overshadowing, loss of light, or an overbearing effect. While the addition of first-floor rear facing windows may give a sense of overlooking, it is considered that the view from these windows will be similar to that of the existing first-floor windows and will not overlook to a level that warrants refusal.

- The neighbours also expressed concerns about overdevelopment. Once again, the omission of the two-storey side extension mitigates this concern, and the proposed rear extensions essentially fill the void at the rear of the property. The application site retains sufficient amenity space.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats very close to the application site and the proposal involves works to the roof. Therefore, the Council's Ecologist has been consulted as part of this planning application. After reviewing the site photos, no potential bat roost features were identified. However, it is advised to submit a precautionary working method for hedgehogs. The precautionary working method should include all building materials to be stored on hard standing or on pallets, any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- In terms of parking provision, the proposal involves adding an additional bedroom on the first-floor level, resulting in the application property becoming a 4+ bedroom dwelling, which requires three parking spaces. However, it was noted that the existing driveway can only accommodate two parking spaces. Despite this constraint, it was observed during the site visit that there is on-road parking available in the surrounding streets. Additionally, the road is traffic calmed. Considering these factors, along with the fact that the proposal would only require one additional parking space, it is concluded that the proposal would not have a detrimental effect on highway safety.

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, 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.

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:

- Permit subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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