

DELEGATED OFFICER REPORT

Application Ref: H/24/96849

Site Address: 10 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BP

Case Officer: Claire Campbell-Best

Description: Two storey side and single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☒	No ☐
Application No.	Description	Decision
F/05/57337	Single storey rear extension	Permit – 20/07/2005

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. comment received from 12 Sea View Estate (summarised):</u> I have no objections to the plan as stated as long as it remains within the design shown. Any increase in the rear extension further into the garden would impact the light into my kitchen and be visually intrusive.		
Hound Parish Council:	No comments received		
Ecology:	I have reviewed the site photos and do not see any ecological issues with this proposal. There are records of bats nearby but I don't see any potential bat roost features in these photos. 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 informed. 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 . Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 26/02/2024		

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; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals.

Assessment:

Site and Surroundings

The application site contains a two storey semi-detached dwelling with a single storey rear extension located on the southwestern side of Sea View Estate. The property itself has a tiled hipped roof and is finished in pebbledash with a red brick plinth to all elevations and white uPVC fenestration. The property is set well back from Sea View Estate by a grass verge, front garden and hardstanding driveway that extends to the side (southwestern) elevation.

The surrounding area is residential in nature and is characterised by two storey semi-detached dwellings of similar design and character, many of which have two storey side extensions. The site and neighbouring properties sit within a slight crescent formation also reflecting on the opposite side of the road.

Proposal

The application seeks permission for a two storey side and single storey rear extension. Combined, the proposed extensions are staggered out in width towards the rear of the host dwelling.

The two storey side extension would be located on the southwestern elevation and would include a utility and shower to the ground floor and an additional bedroom and shower room to the first floor. The extension proposes a hipped roof and would be set down from the main ridge of the host dwelling and set back from the principal elevation. This element of the proposal would measure approximately 2.5m in width, 6.2m in depth and 8.5m in height. Amended plans were received which include the insertion of a ground floor front facing window to provide balance and symmetry to the principal elevation to the host dwelling.

The single storey rear extension would be sited on the footprint of the existing hipped roofed rear extension and would enlarge the existing living room. The proposed extension would have a flat roof and would maintain the same depth as the existing extension (4.3m). The width would be increased to 7.7m (from 4.7m) projecting to the southwest and behind the proposed two storey extension and due to the staggered arrangement, the single storey element would project a further 0.6m southwest. The change in roof form would mean the overall height of the proposal would be decreased to 3.2m (from 4.2m) but the eaves height would increase to 3.2m (from 2.5m).

The proposed extensions would be finished in materials that would match the host dwelling.

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 proposed two storey side and single storey rear extension is considered to be acceptable in terms of its form, scale and appearance. The two storey side extension would be a modest and subservient addition to the host dwelling. While the extension would be visible within the street scene, due to its subordinate nature and matching materials, it would not appear as an unduly prominent feature within the locality. At the time of the site visit, it was noted there are numerous examples of two storey side

extensions which sit comfortably within the locality. The proposed extension is expected to blend into the wider surroundings in the same manner.

The neighbour to the southwest, no. 8 Sea View Estate has a similar two storey side extension to its eastern elevation. The application property and no. 8 are orientated so that are angled away from each other towards the rear. As a result, there would be a minimum separation distance of 1.8m (towards the front of the properties) and a maximum separation distance of 3.4m towards the rear with the proposed extensions in place. It is considered there would still be a visible separation distance between the dwellings. Additionally, there are examples of neighbouring dwellings with a similar relationship within the road. As such, the proposed two storey side extension is not expected to deviate from the general pattern of development within the locality.

The majority of the single storey rear extension would not be visible within the public domain; therefore, it is considered the impact within the street scene would be minimal.

To conclude, the proposal overall is considered to be acceptable and in accordance with national and local planning policies from a design perspective.

Residential Amenity

The neighbours most impacted as a result of the proposed works would be the adjoining neighbours, no. 8 and 12.

The proposed development overall would project 3m closer to no. 8. As noted, there would be a separation distances of 1.8m and 3.4m between the properties. Due to this separation distance, the location of the two storey extension and the single storey nature of the rear extension, the proposal is not considered to result in an adversely overbearing impact to this neighbour.

No. 8 has no first floor side facing windows, however there is 1no. ground floor side window serving a dining room. The two storey side extension proposes 1no. door and window serving the utility room that would have views into this window and would affect the amount of light this windows receives. Through a planning history check, it has been ascertained no. 8 also has patio doors to the rear elevation, also serving the dining room and are south facing. Therefore, it is considered these doors would be the primary source of light to this room and the dining room would still receive a good amount of light throughout the day. It is noted the application site is on slightly higher ground levels than no. 8 and while it is acknowledged the application site has a side facing window and door in a similar location to the proposed utility room, it is considered the window and glazed element to the door could potentially look into no. 8's dining room window due to the differing ground levels. Therefore, in order to alleviate privacy concerns, a condition will be applied to obscure glaze this window and door.

Turning to no. 12, the two storey side extension is not expected to impact upon this neighbour due to its siting away from this neighbour. The single storey rear extension would not project further into the rear garden and would be set slightly in from the shared boundary. No. 12 also has a single storey rear extension, the proposed extension extends marginally beyond no. 12's extension. Due to this and the existing relationship, the single storey extension is not expected to adversely harm the amenities to this neighbour.

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 property is currently a 2no. bedroom property which requires 2no. off-street parking spaces as set out in the Residential Parking Standards which can be accommodated by the driveway to the front of the site. The proposal would result in an additional bedroom,

however this would not increase the number of off-street parking spaces required, therefore the current parking arrangements would remain unaffected. As such, there are no highway or parking concerns generated as a result of the proposed development.

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 ☐