

DELEGATED OFFICER REPORT

Application Ref: H/23/96637

Site Address: 7 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Combination of single storey and two storey extensions and balcony to east elevation. Two-storey extension to west elevation, including external alterations.

Particular Site Constraints?	Yes ☒	No ☐
Outside of the urban edge – Countryside		

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No Objection.		
Ecologist:	If this application is permitted, some of this information will be required before determination and some can be conditioned. There are also notes about site conditions which need to be addressed in the very near future to avoid pollution of the stream and delays due to additional surveys being needed later.		
District Licensing Officer (Great Crested Newts):	No Objection subject to the provision of a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS) strategy documents. These should then be secured by a condition.		
Tree Consultant:	<u>After reviewing the submitted tree protection plan:</u> If you are minded to approve the application, please condition the following: <i>The development must accord with the arboricultural report reference AIA/AMS-KC/7TELEGRAPH/001. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TPP-KC/7TELEGRAPH/001. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.</i>		

Site Visit:	Yes ☒	No ☐
Details: 24 th January 2024		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

7 Telegraph Road is a detached render dwelling located within a dense woodland area, situated a short distance away from Telegraph Road and accessible via an extended driveway. While it is tucked in the countryside, it is in close proximity to an established residential area, with numerous residential dwellings on the opposite side. The proposal involves significant modifications to the existing building, including both single and two-storey extensions, alongside the addition of a balcony. During the site visit, it was noted that the interior of the property is in a dilapidated condition. Furthermore, several outbuildings and trees had been removed prior to examination.

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

Layout, design, and impact upon the character of the area

- 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 proposed modifications to the main building involve a combination of single-storey and two-storey extensions, as well as a balcony. In terms of visual impact and layout, despite doubling the size of the host dwelling, the proposed extensions are considered proportionate and harmonious with the existing structure. The proposed extensions will not exceed the current roof height, and most of them will adopt a gable design, ensuring they integrate satisfactorily with the main property. Additionally, the surrounding space will be largely retained, ensuring there is no undue overdevelopment of the plot.
- As the sole dwelling in this section of Telegraph Road, the application property already has a distinctive appearance compared to the dwellings on the opposite side of the road. Therefore, the resultant dwelling from the proposed modifications will not stand out as an incongruous feature among neighbouring. The long driveway at the front of the property and natural screening provided by surrounding trees further contribute to mitigating the visibility of the resultant dwelling from

Telegraph Road. The proposal is unlikely to cause any harmful impact on the street scene or the character of the area.

- While part of the two-storey extension on the east elevation will adopt timber cladding as exterior material, which is a material not found in the existing building, it is considered that this elevation cannot be seen from the public realm, thus causing no harm to the street scene. Additionally, this material can complement the natural surroundings and integrate well within the woodland setting.

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 application property is situated within a woodland area, and there are no neighbours nearby. The closest neighbour, 32 Telegraph Road, is approximately 80m away from the application property, a distance sufficient to mitigate any potential harmful impacts such as loss of outlook, loss of privacy, or loss of light from the proposed developments. Additionally, the balcony on the east elevation will only overlook the Telegraph Woods and therefore will not cause harmful overlooking to any neighbours.

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.
- The development falls within the amber impact risk zone for great crested newts, indicating suitable habitat and a high likelihood of their presence. Therefore, the Hampshire Crested Newts Officer was consulted as part of this application process. Following a review of the submitted ecological report, the Crested Newts Officer determined that the on-site habitat does not hold significant value for great crested newts, with much of it appearing to have been cleared. The on-site pond is notably isolated within the landscape, with the nearest water bodies situated approximately 450m away to the northeast and southeast. However, the ecological report did identify log/scrub piles and habitats to the south that are of higher value to great crested newts. While the overall risk of encountering great crested newts is considered low, the Crested Newts Officer recommended the implementation of reasonable avoidance measures before and during construction, should this application be approved. These measures should be provided by a qualified ecologist and secured by a condition.
- The Council's Ecologist, while not raising an ecological objection, emphasised the complexity of the site due to its location within Telegraph Woods SINC. Therefore, all possible efforts must be made to minimise the proposal's impact on these sensitive woodland habitats. It is imperative to minimise exterior lighting and light spills from the house into the woodland to prevent adverse effects on bats and other wildlife. Upon reviewing the ecological report, the ecologist recommends imposing several conditions to avoid harm to protected species and their habitats, as well as to prevent pollution to the nearby woodland and stream.

Trees and landscaping

- The application site is surrounded by trees, effectively situated within woodland. The proposed expansion of the footprint is substantial. Initially, the Tree Consultant noted that it was not feasible to assess the impact on surrounding trees based on the information provided, and the applicant failed to adequately demonstrate that the proposal would not harm the trees. As such, the Tree Consultant lodged a holding objection and requested additional information to facilitate an assessment of the impact.
- The applicant submitted the requested tree survey on 21/02/2024. Upon review of the information, the Tree Consultant recommended that if the application is granted approval, a condition should be imposed stipulating that the development must adhere to the arboricultural report reference AIA/AMS-KC/7TELEGRAPH/001.

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.
- The application site offers ample space for parking, mitigating any concerns in this regard.

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 ☐