

DELEGATED OFFICER REPORT

Application Ref: H/24/96945

Site Address: 68 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BZ

Case Officer: Rebecca Altman

Description: Two storey side extension and single storey rear extension following demolition work to existing conservatory

Particular Site Constraints?	Yes ☒	No ☐
- Urban Edge - HEWEB Character Area 28 - Great Crested Newt green area (low risk)		

Planning History?	Yes ☐	No ☐
F/15/75934 (68-70 Bursledon Road) – change of use from 7-bed care home (C2) to 1 x 3-bed dwellinghouse (C3) and 1 x 8-bed house in multiple occupation (Sui Generis) – permission 02/04/2015 F/08/63623 (68-70 Bursledon Road) – 7 x 1-bed flats with ancillary communal facilities and 1 x 2-bed bungalow – permission 16/04/2009 F/07/61521 (68-70 Bursledon Road) – 7 x bed sits and 1 x 2-storey dwelling – withdrawn 25/01/2008 Z/15844/000/00 (68A Bursledon Road) – re-siting of timber store and office – permission 29/10/1979		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	Two representations received, objecting to the proposal on the following grounds: - Loss of light to neighbouring property living room; - Side extension should be single storey; - Visual intrusion to neighbouring properties from side extension; - Concern about structural integrity and road surface of Carpenters Close being damaged during construction; - A restriction should be imposed to prevent access to Carpenters Close (which is a private road) during and after construction*. *Officer note: The applicant has stated that they have a right of easement over Carpenters Close for maintenance but this would be a private legal matter between the relevant land owners.		
Hedge End Town Council:	No objection.		
Ecologist:	Further comments following review of photographs: Recommend informative for careful removal of roof tiles and advice regarding the procedure should bats be found. Exterior lighting should be avoided, or should follow guidance regarding bats. Original comments: The single storey rear extension has suitable features for roosting bats (gaps in tiles to the side of the glass panels). There are record of bats nearby. A preliminary bat roost assessment is required.		

Site Visit:	Yes ☒	No ☐
Details: 5 March 2024 – photographs on file.		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are DM1, DM11 and DM14.

Supplementary Planning Documents:

- Quality Places
- Residential Parking Standards
- Character Area Appraisal – HEWEB Character Area 28

Guidance for this Character Area relates to maintaining the importance of the recreation ground, maintaining the importance of views to the Church of St John the Evangelist, and mitigating effects of heavy traffic on St Johns Road and Bursledon Road. This guidance is of no direct relevance to the proposals as the application site is not in close proximity to either the Church or recreation ground, and would not result in heavy traffic.

Assessment:

Site and proposal

The application relates to a two-storey semi-detached 3-bedroom house located on the west side of Bursledon Road, adjacent to the access road to Carpenters Close. The dwelling was created following planning permission in 2015 to convert an existing care home into 1 x 3-bed dwelling (the application site) and 1 x 8-bed house in multiple occupation (adjoining property). The surrounding area is predominantly residential in character.

Planning permission is sought for the construction of a two-storey side extension and single-storey rear extension (to replace existing). The side extension would be to the north elevation and would measure 2.5m in width, 7.8m in depth and would have a hipped roof up to 7.2m in height (4.5m to eaves). This extension would be set back from the front elevation by 0.3m and the roof would be set down from the main ridge by 0.3m.

The rear extension would have a flat roof and would measure 3.9m in depth, 8.4m in width and 2.6m in height. Materials for both extensions are proposed as red brick and tile to match the existing dwelling.

Principle of the proposal

The site lies within the urban edge where the principle of extensions to dwellings is acceptable. The main considerations relate to design and impact on residential amenity.

Design and appearance

The application property is one of a pair of semi-detached dwellings but the adjoining dwelling to the south is larger in width therefore the pair of properties do not have a symmetrical appearance. The increased width to the application property is therefore considered acceptable in this instance, and the set back from the principle elevation and set down from ridge height would ensure a subservient appearance to the main building.

The rear extension would replace an existing extension but would have a larger width and depth. This extension would not be visually prominent within the streetscene or from the

adjacent Carpenters Close due to existing boundary treatment. Both extensions would be finished in matching materials and are considered acceptable in terms of design.

Impact on neighbouring residential amenity

The closest neighbouring properties are the adjoining property to the south (No.70 Bursledon Road), and the neighbouring property to the north (No.66 Bursledon Road).

Impact on No.70:

The existing rear extension is the same depth as an existing extension on No.70, and the proposed extension would have an increased depth of 2m. Having regard to the orientation of the extension to the north of No.70 and its low flat roof design, it is not considered that it would result in a significant loss of light or outlook to these neighbours. There would also be no windows on the south facing elevation, therefore not impacting on privacy.

Impact on No.66:

The neighbouring property at No.66 has a side facing ground floor bay window which serves a living room, and a site visit confirmed this was the only window to that room. There is also a first floor side window, which appeared to be obscure glazed. The main part of the ground floor window faces the existing side elevation of No.68 across the access drive to Carpenters Close and there is boundary fencing between the properties. This means that light and outlook to the room is already fairly restricted. Whilst the proposed extensions would bring the side elevation of No.68 closer to No.66, a gap of approximately 7m would remain between the two properties (across the intervening access drive). Having regard to the existing and proposed relationship between buildings, it is not considered that there would be a significant increase in impact in terms of loss of outlook or light to the side windows of this property. There would be no windows on the side elevation of the new extension, therefore no impact in terms of loss of privacy.

The separation distance, existing boundary treatment and low height of the proposed rear extension would also ensure no significant loss of light or outlook to the rear garden of No.66.

The properties to the rear of the site in Carpenters Close are sufficiently distanced from the proposed extensions to ensure no adverse impacts in terms of loss of outlook, light or privacy. Concerns have been raised by a resident of Carpenters Close about access over the private drive, but this would be a private legal matter between land owners.

Access and parking

The Adopted Parking Standards require 2 parking spaces for properties with 2 or 3 bedrooms. The existing house has 3 bedrooms and the proposals would not increase this number. The property has vehicle access from Bursledon Road to a hardstanding area in front of the building, which can accommodate at least 2 cars. The parking provision therefore remains acceptable.

Ecology

The Council's Ecologist originally raised concerns about the potential for bats to be present within the existing rear extension. However, following the submission of close up photographs, it was determined that the extension had limited bat potential and no surveys were required as part of the application. As there are records of bats in the area, an informative note would be added to the decision to explain the procedure should bats be found.

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 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: The proposed extensions are considered acceptable in terms of design and would not have an adverse impact on the amenity of neighbouring residents, or harm protected species. The proposals are in accordance with Policies DM1, DM11 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

Recommendation:

PERMIT ☒

REFUSE ☐

Note to applicant: The roof tiles of the existing extension must be removed by hand and if any bats or signs of bats (droppings) are found during demolition, the tile must be gently replaced without disturbing the bat, all work must stop immediately and Natural England must be called. Further information is available on the Bat Conservation Trust website at: [I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust](#)

New exterior lighting should be avoided, but if necessary for security purposes, the latest guidance note regarding bats and artificial lighting (GN08/23) should be followed: [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](#)

Note to applicant: The applicant is advised that Carpenters Close is a private road and you would need to adhere to any relevant legal requirements in relation to access.

