

DELEGATED OFFICER REPORT

Application Ref: H/23/96615

Site Address: THE BORDERS, BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0DA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension, raised decking area and alteration to fenestration (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • 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:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	<u>1st Consultation</u> I have reviewed the site photos and can see at least two gaps in the hanging tiles which could allow bats to roost underneath. There may be others, so a Preliminary Bat Roost Appraisal (PRA) will be required to determine if replacing the hanging tiles with cladding would affect any potential bat roost features. The single storey rear extension and decking area would not affect this area, so that work can proceed without any restrictions, but works must not take place to the front of the house before the PRA has been submitted and approved by the LPA. <u>2nd Consultation</u> I have reviewed the amended proposal which omits the front porch and the replacement of the hanging tiles. I can confirm that no further surveys will be required to determine this amended proposal.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒ No ☐
Details: 12 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 Hedge End, West End and Botley (HEWEB 28).

Assessment: The application property is a two-storey, two-bedroom detached dwelling, finished with brickwork at ground floor level and tile hanging at first-floor level. Currently, there is a conservatory situated at the rear of the property and a carport on the side. The property benefits from ample parking space located at the front. The application seeks planning permission for the erection of a single-storey rear extension, the construction of a raised decking area at the side of the property, and alterations to fenestration. Originally, the proposal also included a front porch and replacement of tile hanging with cladding. However, given that the replacement of tile hanging necessitates a Preliminary Bat Roost Appraisal, the agent submitted an amended scheme on 08/03/2024 that removed the front porch and tile replacement from the proposal. As such, the Preliminary Bat Roost Appraisal no longer required. <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 Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that: i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting. ii) Maintain the importance of the views to the Church of St. John the Evangelist. iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces. <u>Layout, design, and impact upon the character of the area</u> • 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
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terms of mass, scale, layout density, design, and siting.

- The proposed single-storey rear extension is intended to replace the existing rear conservatory and will measure approximately 3.5m in depth, 5.8m in width, and 4.0m at the highest point. It is considered to be a modest addition to the host dwellinghouse, as it will occupy a similar footprint to the existing conservatory, with only a 1.0m increase in depth and 0.5m increase in width; the proposed rear extension will not significantly increase the footprint of the property. Importantly, it will not be visible from the public realm, thereby preserving the street scene and character of the area.
- Regarding the raised decking area, it will be situated behind the existing carport, which currently serves as a storage area for sheds and miscellaneous items. Given its location, it is anticipated that the decking area will be screened by the carport, resulting in minimal visual impact.
- Both proposed developments, including the single-storey rear extension and the raised decking area, will be screened by the host dwellinghouse and carport. Additionally, proposed alterations to fenestration are limited to the left side elevation. As such, the front elevation of the property will remain unchanged, ensuring that the resultant dwelling will appear the same when viewed from the street scene.

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 proposed single-storey rear extension will essentially occupy a similar footprint to the existing conservatory. The increased depth and width, combined with its single-storey nature, are not anticipated to significantly impact the neighbouring amenity in terms of light loss or overshadowing.
- As for the raised decking area, it will be situated in close proximity to the adjacent neighbour (Martindale). However, due to its nature of essentially paving the area behind the carport and increasing the ground level by approximately 0.4m, it is not considered that the neighbour will experience substantial differences compared to the existing conditions. Furthermore, it was observed during the site visit that the neighbour's windows facing towards the decking area have obscured glazing, which helps maintain a level of privacy between the two properties.
- Additionally, the proposed alterations to fenestration involve only changing the existing ground floor window on the left side elevation to obscure glazed, which will not cause any overlooking or loss of privacy concerns.

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, badgers, and reptiles near the application site, with the site falling within a green impact risk zone for great crested newts, therefore the council's Ecologist has been consulted as part of the application process. Initially,

the Ecologist advised that there were at least two gaps in the hanging tiles which could potentially allow bats to roost underneath. As such, if the proposal included the replacement of hanging tiles, a preliminary bat roost appraisal would have been necessary to determine if replacing the hanging tiles with cladding would affect any potential bat roost features. However, the applicant ultimately decided to omit this proposed element from the proposal. Consequently, the Ecologist has confirmed that work can proceed without any restrictions, and no further survey will be required.

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.
- As no additional bedrooms will be added within this proposal, no extra parking spaces are required. Furthermore, ample parking space is available within the site, alleviating any concerns regarding parking provision.

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 ☐