

DELEGATED OFFICER REPORT

Application Ref: H/24/96946

Site Address: DELFAN, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8DR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of the existing rear conservatory. Single storey side and rear extensions.

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

Planning History?	Yes ☒	No ☐
• J/16/77965 - Prior Notification for the construction of a single storey rear conservatory (depth 5m, height to eaves 2.1m, maximum height 2.9m) - Prior Approval Not Required - 29/02/2016 • H/23/96006 - New porch - Permit - 21/11/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	Concerns have been raised by a nearby resident, as conveyed by the Local Councillor. The resident has highlighted several structures built on the site over recent years, including a separate dwelling and a rear access, as well as expressed concern regarding the storage of vehicles for a nearby car business. Of particular concern is the adverse impact of these structures and their associated uses on the limited amenity space available.		
Southern Water:	<u>Protection of Public Apparatus</u> • The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. • No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. • No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers. • All existing infrastructure should be protected during the course of construction works. 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. <u>Foul and Surface Water Drainage</u> 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.
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Site Visit:	Yes ☒	No ☐
Details: 15 th March 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 28)

Assessment:
The application property is a four-bedroom bungalow facing Hamble Lane, a busy road known for substantial traffic flow. The dwelling itself is set back from the road, providing ample parking space. A bus stop is positioned in front of the property, while a public path located to the side of the property enables access to Stoneham Gardens at the rear. The surrounding area exhibits a mix of residential and commercial properties, varying in architectural styles. The current proposal is seeking planning permission to construct an L-shaped single-storey side and rear extension. This extension would be built following the demolition of the existing rear conservatory. <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 28) which provides the following guidance on developments and that they should ensure that: i) Retain the grass verges. ii) Mitigate the effects of the heavy vehicular traffic on Portsmouth Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces iii) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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 proposed extensions primarily infill the side void of the property without extending beyond the existing rear wall line, ensuring that they will not encroach significantly on amenity space and thereby avoiding concerns of overdevelopment.
- While the top of the extensions will be visible from a nearby public path, it was noted during the site visit that the adjacent neighbour, situated on the other side of the public path, is similarly positioned tightly along the boundary. Therefore, the longer length of the host dwelling, as extended by the proposed additions, will not appear incongruous within the surrounding area.
- Moreover, the use of matching cream render to harmonise with the host dwelling will minimise any potential visual impact.

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 most impacted neighbour is The Tall Ship, however a public path separates the application property from this adjacent neighbour. Therefore, it is considered that the proposed extensions will not adversely affect this neighbour in terms of loss of light, loss of outlook, and overshadowing. Additionally, given that the extensions are single storey and the proposed side extension will feature only high-level windows on the side elevation, concerns regarding overlooking are alleviated.

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.
- The proposal does not include the addition of any bedrooms therefore does not generate a need for additional parking provision.
- Given that Hamble Lane is a busy road with a bus stop located at the front of the application property, a condition will be imposed to prohibit vehicle parking, storage or use of machinery, equipment or materials within the pavement area throughout the construction period.

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 ☐