

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/96941

**Site Address:** 27 RATCLIFFE ROAD, HEDGE END, SOUTHAMPTON, SO30 4HB

**Case Officer:** Claire Campbell-Best

**Description:** First floor side/rear extension and alterations to existing fenestration  
(Amended Description)

|                                                                            |                                                |                                    |
|----------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints</b>                                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within Urban Edge<br>Within Established Residential Area<br>EBC Owned Land |                                                |                                    |

|                         |                                                                 |                                    |
|-------------------------|-----------------------------------------------------------------|------------------------------------|
| <b>Planning History</b> | <b>Yes</b> <input checked="" type="checkbox"/>                  | <b>No</b> <input type="checkbox"/> |
| <b>Reference</b>        | <b>Description</b>                                              |                                    |
| F/08/62525              | Single storey front, side and rear extensions                   | Permit – 12/05/2008                |
| F/07/61870              | Two storey side and rear extensions to form annex accommodation | Refuse – 30/01/2008                |

|                         |                                                                                                        |                                             |                                           |
|-------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>       | <b>Letters</b> <input checked="" type="checkbox"/>                                                     | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:        | None received                                                                                          |                                             |                                           |
| Hedge End Town Council: | <u>Comments on amended description</u><br>No objection<br><br><u>Original Comments</u><br>No objection |                                             |                                           |
| Ecology:                | No objection                                                                                           |                                             |                                           |
| Asset Management:       | No objection                                                                                           |                                             |                                           |

|                                                                  |                                                |                                    |
|------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 18/04/2024 – Photographs on file |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisals.                                                    |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                 |
| <u>Site and Surroundings</u><br><br>The application site contains a two storey semi-detached dwelling located on the northeastern side of Ratcliffe Road. The property is set back from the road by a gravel driveway and modest front garden. The dwelling has a tiled, hipped roof with red brickwork to all elevations and benefits from a single storey front, side and rear extension. To the |

rear there is garden enclosed with boundary fencing. The surrounding area is residential in nature and features pairs of semi-detached dwellings of similar design, many of which have been altered and extended to the side and rear over time.

### Proposal

This application seeks permission for a first floor side and rear extension, this would be sited over the existing single storey side and rear extension located on the north and eastern elevations. As a result, the proposed development would be viewed as a two storey side and rear extension. Collectively, this would measure 3.2m in width, 9.9m in depth and would have a hipped roof up to 7m in height (5m to eaves). The first floor extension would be set back from the front elevation by 0.1m and the roof would also be set down from the main ridge by 0.1m.

The application also seeks alterations to the existing fenestration to the host dwelling; to the rear elevation would be altered so there is a set of bi-folding doors, fully-glazed sliding doors and 1no. window. To the side elevation (west) a window similar in size and appearance already found on the host dwelling would replace a small high-level window.

### 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 Appearance

- The design of the first floor side and rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The application site is one of a pair of semi-detached dwellings but the adjoining neighbour to the west is has been extended to the side at single storey level, therefore it is accepted the pair of properties do not have a symmetrical appearance. Furthermore, it was noted during the site visit that various properties within this section of Ratcliffe Road have been extended to the side and rear at two storey level and are similar in design to the proposal in this application. Therefore, it is considered the proposal would be in keeping within the locality. The use of matching materials would ensure the character of the property is retained.
- The extensions would be sited over existing structures that have been in place for several years and accepted built form albeit at single storey level. The first floor element would add additional bulk to the host dwelling but it would be set back slightly from the principle elevation and set down from the ridge height and would be a subservient appearance to the host dwelling. The first floor rear extension would not be overly visible within the public realm and overall, it is considered the proposal would not be visually dominant within the street scene.

### Residential Amenity

- The closest neighbouring properties are the adjoining property to the west (no. 25 Ratcliffe Road) and the neighbouring property to the east (no. 29 Ratcliffe Road).
- With regards to the impact on no. 25, the first floor rear extension would be sufficiently distanced from the boundary (6m approx.) shared with no. 25. Due to this separation distance, the proposal is not considered to result in a significant loss of light or outlook to this neighbour. The proposed ground floor side (west) facing windows would directly face the flank wall to the single storey rear extension to no. 25. This wall has no side facing windows, therefore there would be no impact on privacy or overlooking. The first floor side element of the proposal is not expected to impact no. 25 due to its location away from this neighbour.
- With regards to the impact on no. 29, the proposals would result in the application site projecting closer to this neighbour at first floor level, however the current

minimum separation distance of 4.7m would remain with the proposal in place. The application site and no. 29 skew away from each other at the rear, resulting in a larger separation distance (6.8m). 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 this neighbour. The existing boundary treatment would also screen the majority the proposal, particularly the rear element.

- The first floor side element proposes 2no. side (east) facing windows serving an ensuite and family bathroom. These would naturally be obscured glazed due to the nature of these rooms but as there could be potential to face the side elevation of no. 25 where there are also side facing windows, a condition will be imposed to ensure the windows are glazed with top hung openings only to ensure privacy is retained.
- The first floor rear extension proposes a Juliet balcony which would mainly face the rear garden of the application site. The properties to the rear of the site in Watts Road and Lewry Close are sufficiently distanced from the proposed extensions to ensure no adverse impacts in terms of loss of outlook, light or privacy.

#### Highways Safety and Parking

- The proposal would result in 2no. additional bedrooms, increasing the total number of bedroom from three to five. This would require 3 off-street parking spaces as set out in the Residential Parking Standards. The proposed site plan indicates the driveway to the front of the site can accommodate the necessary required parking.

#### 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** ☐