

DELEGATED OFFICER REPORT

Application Ref: H/24/97049

Site Address: AMOKURA HOUSE, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side/rear extension. First floor front and rear extensions with dormer, Alterations to fenestration. Works to TPO trees (amendment to approved application H/23/94945)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • The majority of the site is within the built-up area boundary. • There are areas outside of the urban edge in an area of designated countryside.		

Planning History?	Yes ☒	No ☐
• F/16/79284 - Two storey rear extension with side balcony, side facing windows and extended patio - Refuse Planning Permission For - 29/11/2016 • H/18/83069 - Demolish existing stables/outbuilding. Erect replacement outbuilding. - Permit - 06/07/2018 • H/23/94945 - First floor rear and front extensions with dormer, single storey rear extension, alteration to fenestration and works to TPO trees - Permit - 04/09/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	The PEA and Phase II Bat reports by Ecosupport (August 2023) submitted with the previous application are still in date. Since the previous surveys have covered the entire house, as shown in figure 3, I don't have any additional concerns with the amendments to the plans. If the proposed works to the house do not start before January 2025 an update walkover survey will be required.		
Tree Consultant:	The new proposal is not significantly different from an arboricultural impact perspective. Therefore, we do not raise an arboricultural objection, subject to the condition. As per the previous application, it should be noted that whilst work to TPO trees is mentioned in the proposal, where it is not required to enact the planning consent (if one is forthcoming) – e.g. T5 – then this is debateable whether a planning consent would give the owner or agent permission as it was not described through the standard form as per Regulation 16(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. We do not raise a concern about the proposed work, but merely pointing out that planning consent (if it is forthcoming) under this application may not be lawful.		
Southern Water:	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. 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: No site visit was conducted specifically for this application. However, a site visit was carried out as part of the previous application on 19th April 2023. The agent has also confirmed in writing that there have been no significant material changes to the application site or the surrounding area since the determination of the last application.		

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; Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 17)

Assessment:
The application property is a generous sized, individually designed detached dwelling set in a spacious and well treed setting. It is largely screened from the street scene by planting and existing buildings and where it can be seen it is in isolation and set against a backcloth of trees. The proposed scheme in this application is substantively similar to the previously approved application H/23/94945. The primary modification involves an enlarged first-floor front extension, fully positioned above the existing ground-floor family room. The agent has confirmed that the previously approved development under H/23/94945 remains unimplemented and that the site context has not undergone any significant changes since that approval. Therefore, this assessment will primarily focus on the proposed differences between this application and the previous approval. <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 17) which provides the following guidance on developments and that they should ensure that:

- Retain the wide grass verges/island and associated semi-mature broadleaved tree planting on Bridge Road.
- Mitigate the effects of the heavy vehicular traffic on Bridge Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 first-floor front extension in this scheme will feature a gable roof and measure approximately 5.2m in depth and 4.8m in width. Compared to the approved extension, it will be larger by approximately 1.1m in width and 1.5m in depth. This additional size is considered modest and will not significantly exceed the scale of the previously approved extension.
- As the property is located in a secluded position away from Bridge Road, any additions to the main house, including the proposed extension, will have minimal visibility and thus impose a very limited visual impact.
- The use of a gable roof design and matching materials to those of the main building is considered to respect the character of the host dwelling. This will ensure that the extension integrates harmoniously with the existing structure, avoiding any appearance of incongruity.

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.
- Considering the proposed first-floor front extension will maintain a significant separation distance from adjacent properties, its increased size and scale are not expected to adversely affect any neighbouring properties in terms of overshadowing, loss of light, or loss of outlook. Furthermore, the inclusion of a new first-floor window on the side elevation will not result in any detrimental overlooking due to the ample separation distance.

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 council's Ecologist has confirmed that the Preliminary Ecological Appraisal (PEA) and Phase II Bat reports conducted by Ecosupport (August 2023), submitted with the previous application, remain valid. No new ecological concerns arising from the proposed amendments to the plans. It is noted that if the proposed works do not commence before January 2025, an updated walkover survey will be required.

Trees and landscaping

- The new proposal does not present significant differences from an arboricultural impact perspective. As such, the Council's Tree Consultant has not raised any arboricultural objections, subject to specified conditions.
- However, it should be noted that as per the previous application, while proposed works to Tree Preservation Order (TPO) trees are mentioned in the current proposal, the necessity to carry out these works may not align with the requirements to enact planning consent under Regulation 16(1)(a) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Specifically, for T5, any permissions granted through planning consent (if obtained) may be debatable, as they were not detailed in the standard form. While we do not raise a concern about the proposed work, it is important to highlight that any planning consent obtained under this application may not be lawful for such tree works.

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 first-floor front extension will continue to be utilised as bedroom 5, albeit slightly larger. Therefore, no additional parking space is required. Furthermore, the site currently offers ample parking space to accommodate the needs of the property.

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 ☐