

DELEGATED OFFICER REPORT

Application Ref: H/24/97246

Site Address: 35 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Ground floor rear and side extensions following the demolition of the existing store. Internal alterations on ground and first floors. Roof lights. Alterations to fenestration.

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

Planning History?	Yes ☒	No ☐
• F/20/87942 - Conversion of two 1-bed apartments into one 4-bed dwellinghouse with two storey rear and side extension and annex building. - Permit - 23/07/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations were received during the consultation period. One representation expressed concern that the proposed development might establish a precedent, potentially leading to overdevelopment. The representation further noted that the proposal is disproportionate in scale relative to the existing structures and recommended that conditions be imposed to restrict future minor amendments. The other representation objected to the proposal on the grounds that it would be out of character with the surrounding area, constitute overdevelopment, and be visually intrusive. Additionally, this representation raised concerns regarding potential disruption, parking issues, and possible damage during the construction phase.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: A site visit was conducted during the pre-application phase. As the current application is similar to the pre-application scheme, no additional site visit was conducted specifically for this 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; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 5)

Assessment:

The application property is a two-storey detached dwelling, finished in brick and pebbledash with a hanging tile feature on the front bay window and a clay tiled hipped roof, consistent with other properties in the Sea View Estate. The site is broadly triangular, with a narrower frontage and a considerably wider rear boundary. The current application seeks planning permission to construct two separate ground floor extensions: one to the side and another to the rear of the property, both of which are irregular in shape. Pre-application advice was previously provided for a similar scheme.

Principle

- 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 5) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - ii) Maintain the importance of the views south to Southampton Water.
 - iii) Ensure that the form of new development relates effectively with the hipped roofs and bay windows prominent in existing development.
 - iv) Maintain the formal building compositions around open spaces and cul-de-sacs.

Layout, design, and impact upon the character of the area

- 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 single-storey side extension is irregular in shape, widening towards the rear and narrowing towards the front to accommodate the site's shape. It is intended to serve as a storage area and utility room. The extension will be set back from the principal wall of the dwelling and maintain an 800mm gap from the shared boundary, ensuring it appears subservient to the main house. Based on observations from the site visit, it is noted that many neighbouring sites feature side additions or have even been subdivided to create separate dwellings at the side. Therefore, the proposed side extension is expected to blend harmoniously with the character of the area and not appear incongruous within the street scene.
- The proposed single-storey rear extension is substantial, extending approximately 12.7m from the rear wall of the main building. It is designed to provide additional living space, including a new bedroom, living/dining area, kitchen, and TV room. It will feature a contemporary design with a T-shaped footprint, incorporating a gable roof element, slate roofing, render and timber cladding. While concerns about overdevelopment and the extension being out of character with the area have been raised, it is observed from the site visit that the application site features a long garden and the rear of the site is quite wide. This ample space allows for accommodating the proposed extension size while maintaining a good-sized amenity area. Moreover, due to its rear location, the extension will not be visible

from public viewpoints. Therefore, its contemporary design is not expected to adversely affect the overall character of the area or the street scene to a degree that would justify refusal.

- Although the proposal will introduce numerous new materials that differ from the existing structure, it also includes alterations to the fenestration and exterior finishes of the host dwelling. For instance, the brown pebbledash on the host dwelling will be replaced with white render. Therefore, it is anticipated that the new materials used in the extensions will harmonise with the resultant dwelling. It is noteworthy that many immediate neighbours have already implemented similar changes to their main building's exterior finishes, incorporating render and cladding as familiar elements in the area. As a result, the completed dwelling is not expected to stand out within 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.
- 35 Sea View Estate is located at the end of a cul-de-sac, positioned on a bend in the turning circle. Therefore, the adjacent properties are angled away from the application property, resulting in neither of the proposed single-storey extensions aligning directly with the neighbouring dwellings. This layout, coupled with the existing side additions on both neighbouring sites, provides a buffer that separates the proposed developments from the neighbouring main buildings. Therefore, the extensions are not expected to adversely affect the residential amenity of adjacent properties in terms of overshadowing, loss of light, outlook, or privacy. Furthermore, no overbearing impact or oppressive effect is anticipated for the property at 37 Sea View Estate.
- Concerns were raised by the neighbour at 37 Sea View Estate regarding the proposed extension's proximity to the shared boundary and the potential disruption or damage to their living wall, which contains nesting birds. It is acknowledged that the living wall provides ecological value, however, potential damage to boundary falls under civil matters between property owners and is outside the scope of planning considerations. Nevertheless, it is recommended that any work impacting the nests be done outside the bird-nesting season (typically March – September, dependent on weather) to avoid disturbing nesting birds or damaging their nests.
- Concerns about potential noise, dust, and disruption during the construction period were also noted. However, these issues are temporary and are not material planning considerations. Thus, they do not justify refusal of the application.
- Given the site's location within the turning circle of a cul-de-sac, the logistics of deliveries and lorry movements related to the construction may affect neighbouring amenities. As such, a Construction Method Statement will be requested prior to the commencement of any construction activities to mitigate these concerns.

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 includes the addition of one bedroom on the ground floor, resulting in the property being classified as a 3+ bedroom dwelling, which requires the provision of at least two parking spaces. The existing parking area on the site deemed sufficient to accommodate two cars, ensuring compliance with the parking requirements. Therefore, there are no 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.
- Each application is assessed on its own merits, and it is not anticipated that this application will set a precedent. The acceptability of this proposal is primarily due to the unique shape and footprint of the site, as well as its angular relationship with

neighbouring properties. This configuration ensures that the proposed developments do not result in overdevelopment, nor do they adversely impact the street scene or the residential amenity of neighbouring properties.

Recommendation:

PERMIT ☒

REFUSE ☐