

DELEGATED OFFICER REPORT

Application Ref: H/24/97322

Site Address: 33 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side and rear extensions. Front porch (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • TPO within the rear garden (757-E) • Nature Conservation • Airport safeguarding zone		

Planning History?	Yes ☒	No ☐
• F/16/78583 - Siting of portacabin to rear for use as dog grooming parlour - Permit - 18/08/2016 • F/19/85210 - Siting of portacabin to rear for use as dog grooming parlour - Permit - 16/07/2019 • F/22/93190 - Renewal of temporary permission granted F/19/85210 for siting of Portakabin for use as a Dog Grooming Parlour - Temporarily Approve - 15/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Tree Consultant:	No arboricultural objection to the proposal.		
Ecologist:	Do not see any potential bat roost features visible.		

Site Visit:	Yes ☒	No ☐
Details: 16 th May 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 25)

Assessment:

The application site comprises a detached bungalow situated to the north of Upper Northam Road (B3036). The property is set back from the road by hardstanding, providing off-street parking provisions. The site also benefits from a long/ large rear garden with some trees which are covered by a Tree Preservation Order (TPO). The surrounding area predominantly comprises residential dwellings of a variety of sizes, styles, and appearances. The application seeks planning approval to add a single-storey side extension and a single-storey rear extension to the host dwelling. Additionally, an open front porch is proposed as per the submitted elevation plan.

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 Hedge End, West End and Botley (HEWEB 25) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges/islands and associated semi-mature broadleaved tree planting.
 - ii) Mitigate the effects of the heavy vehicular traffic on Upper Northam Road in new development using measures such.
 - iii) Maintain the predominant plot widths and continuity in building line.

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 extensions are both single-storey. The rear extension will reconfigure the internal layout by relocating the lounge to the rear and adding a new bedroom at the front of this extension. The side extension will be used as a home office. The rear extension will fill the rear void of the house, squaring off the property without exceeding the existing rear wall. Similarly, the side extension will not extend beyond the existing rear wall. Overall, both extensions are considered modest in size and scale.
- The external finishes of both extensions will include ivory render to match the front elevation of the host dwelling, with lower wall sections in brickwork. The roof tiles for the extensions will also match the existing ones. The pillars of the porch will use brickwork consistent with the main house, ensuring the porch does not appear incongruous. These materials and colours will ensure that the proposed developments integrate harmoniously with the host dwelling.
- The existing side gate, which is visible from the street scene, will be replaced by the single storey side extension. The proposed side extension, with a roof form and materials matching the main house, is considered an improvement in public viewpoints compared to the current side gate.
- The character and style of residential properties along Upper Northam Road are diverse, and there is no established architectural character. Therefore, the proposed developments are not expected to stand out and will integrate well within the mixed 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.
- Due to its nature, design, position, and separation distance from neighbouring properties, the front porch is not expected to cause any harmful impacts in terms of loss of light, loss of outlook, or loss of privacy.
- Although the proposed side and rear extensions will be in close proximity to the neighbouring properties, their single-storey design and positioning adjacent to the neighbours' flank walls are not anticipated to cause any adverse impacts on the amenity of the neighbouring properties.

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 Ecologists have reviewed site photos and noted no potential bat roost features. It is also commented that the garden, primarily composed of closely mown amenity lawn and separated by continuous close board fencing from the nearby stream, trees, and woodland, does not provide suitable habitat for great crested newts, slow worms, lesser spearwort, stag beetles, or hedgehogs. While shrubs in the garden may attract nesting birds, they are not expected to be impacted by the proposal. As such, no further ecological surveys are required.

Trees and landscaping

- There are trees subject to a Tree Preservation Order (TPO) within the rear garden. However, the proposed developments are sufficiently distanced from these trees. The Council's Tree Consultant has reviewed the proposal and raised no objections.

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 proposed development will increase the number of bedrooms to four, requiring three parking spaces. It was noted during the site visit that the existing hardstanding at the front of the property provides ample parking space, 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 ☐