

DELEGATED OFFICER REPORT

Application Ref: H/24/97226

Site Address: 46 BOWCOMBE, NETLEY ABBEY, SOUTHAMPTON, SO31 5GP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single-storey side/rear extension following demolition of existing conservatory and garage (AMENDED DESCRIPTION)

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<i>The below comments and responses are based on the original scheme:</i> No comments were received.		
Parish Council:	<i>The below comments and responses are based on the original scheme:</i> Objection on the following points: lack of parking as evidenced by 1 Priory Road and concerned that the two extensions are more than 50% of the original garden/curtilage.		
Environmental Health (noise):	<i>The below comments and responses are based on the original scheme:</i> <u>Railway Noise</u> The site is located about 15 metres from a railway line running between Sholing and Netley. No information has been submitted regarding expected noise levels arising from the passage of trains. More considered advice can only be given if the application is supported by an acoustic assessment. <u>Development Phase Noise</u> I would also recommend that in any consent, the construction hours are limited to those normally accepted by Eastleigh Borough Council to protect the amenity of neighbouring properties.		
Environmental Health (air quality and contaminated):	<i>The below comments and responses are based on the original scheme:</i> <u>Air quality</u> The proposed development does not represent a significant impact on air quality. Therefore, we have no objection on this regard. However, we stress the importance of adopting best practices and measures to safeguard air quality in the area during construction works. <u>Contaminated land</u>		

	The proposed development involves the demolition of an existing conservatory and porch to build a side/rear extension and also the construction of a detached outbuilding at the back of the garden. The site is not located within an identified contaminative land use. The site is not within a radon risk area. The geology comprises River Terrace Deposits over Selsey Sand Formation. In terms of contaminated land, we consider that the proposed development does not present any concerns on contaminated land have no objections on this regards. <u>CEMP</u> However, as the proposed development is located within a residential setting, we recommend the provision of a Construction Environmental Management Plan (CEMP) to address how potentially adverse impacts to neighbouring dwellings and the environment will be prevented, minimised or mitigated.
Southern Water:	<i>The below comments and responses are based on the original scheme:</i> Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. 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.

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 Bursledon, Hamble-le-Rice and Hound (BHH 44)

Assessment:
46 Bowcombe is a two-storey, 3-bedroom, semi-detached brick-built dwelling situated on the north-eastern edge of Netley. The property features a detached garage, which is located to the side and is attached to the neighbouring property at 47 Bowcombe. At the rear, the property includes a conservatory. The surrounding area is residential, characterised by similar styles and ages of terraced, semi-detached, and detached properties. Additionally, there is a railway line runs behind the property, connecting Sholing and Netley. <u>Proposal and background</u> The current application seeks planning permission for the construction of a single-storey side/rear extension, following the demolition of the existing conservatory and garage.

Initially, the proposal included the use of composite cladding for the extension, which was deemed unacceptable due to its stark contrast with the host dwelling and the surrounding area. After discussions with the agent, it was agreed that the extension would be finished in brickwork to match the existing property, ensuring better integration with the surrounding environment.

The original proposal also included a detached annexe at the bottom of the rear garden. However, concerns about overdevelopment, potential future subdivision of the plot, and the impact on the neighbouring property at 47 Bowcombe led to the annexe being removed from the proposal.

With the revised plan focusing solely on the single-storey brick extension, which is considered an enhancement that will not adversely affect neighbouring amenities, there has been no re-consultation with neighbours or internal consultees.

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.

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 extension will be located at the rear of the property and will extend beyond the side wall. This requires the demolition of the existing conservatory and garage. The extension will feature a flat roof and brickwork, which are considered acceptable in design and will complement the character and appearance of the host dwelling.
- Despite extending beyond the side wall of the main building and being visible from the street, the resultant dwelling is considered to present an improved appearance. The existing garage is currently attached to the neighbour's house and appears somewhat incongruous, and therefore the demolition of the garage will create more spacing between 46 and 47 Bowcombe. This increased spacing will make the boundary between the properties clearer and enhance the overall street scene. Furthermore, the proposed extension, with its flat roof design, will bear a resemblance to the existing garage, ensuring that the portion extending outwards will not stand out within the street scene.
- Although the single-storey extension is relatively large, the removal of the conservatory and garage mitigates concerns about overdevelopment. The remaining footprint will still allow for a modest size rear garden.

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 single-storey nature and the absence of side-facing windows, the proposed extension is not expected to cause any overlooking or loss of privacy issues.
- It is noted that the proposed extension will be in close proximity to the shared boundary with 45 Bowcombe. However, considering that it will occupy a similar position to the existing conservatory and that 45 Bowcombe also features rear additions along the shared boundary, it is expected that this neighbour will not experience significant differences compared to the existing situation and will not face concerns of loss of light, overshadowing, or loss of outlook.

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 extension does not include an additional bedroom, so no extra parking space is required. Although the demolition of the garage and the construction of the proposed extension will encroach on the existing driveway, potentially resulting in the loss of one parking space, it is noted from the site visit that the remaining driveway and the front of the property have the potential to accommodate one additional vehicle. Therefore, there are no parking concerns.

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 ☐