

DELEGATED OFFICER REPORT

Application Ref: H/24/97682

Site Address: 22 WAVERLEY AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5AQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement of conservatory with Orangery

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• PN/23/96351 - Additional Storey to the dwelling following the raising of the ridge by 800mm approx. with a matching pitch for the principal part of the house, a new rear dormer will form less than 40% of the roof. - Prior Approval Refused - 21/12/2023 • H/23/96349 - Roof alterations to include raising of the roof, hip to gable enlargements and rear dormer to provide first floor accommodation. - Awaiting the appeal outcome		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
Tree Consultant:	No arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 16 th November 2023.		

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 11)

Assessment:
The application property is a three-bedroom detached bungalow situated on the southeastern edge of Netley Abbey. The dwelling features a side conservatory, a front

garden, and an extended gravel driveway. The plot is characterised by its non-flat topography, with the rear of the property featuring a terrace and a staircase to facilitate access to the rear garden. The surrounding area is primarily residential, with a mixture of detached and semi-detached properties of varying styles and sizes.

Proposal

The application seeks planning permission to replace the existing side conservatory with a flat-roof orangery. The proposed orangery will include a roof lantern and will be finished in brickwork. The design also includes a bi-fold door on the rear elevation, with steps providing access to the rear garden. The dimensions of the proposed orangery are approximately 3.5m in width, 7.95m in depth, and 3.3m in height, with the highest point, including the roof lantern, reaching 4.2m.

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 11) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant open/brick wall plot boundaries.
 - ii) Maintain the predominant building setbacks in order to retain/reinforce the existing levels of on-plot planting.

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 orangery will be finished in brickwork that matches the existing dwelling, which is expected to enhance the overall appearance of the property compared to the existing conservatory. The use of matching materials will help the proposed structure integrate seamlessly with the host dwelling, ensuring that it does not appear as an incongruous feature.
- Although the proposed orangery is larger than the existing conservatory, it remains subservient to the host dwelling. It will not extend beyond the principal wall of the property and will not be higher than the main roof. As such, it is considered an appropriate addition that respects the scale and proportions of the main house.
- While the proposed orangery will be visible from the street due to its side position, it is not expected to be particularly prominent. The location of the application site, being relatively tucked away, means that the proposed orangery will not have a significant impact on the street scene. The overall design and scale of the orangery are considered to be in keeping with the character of the surrounding area.

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.
- The neighbouring property at 11 Waverley Court is expected to be the most impacted by the proposal. However, due to the height and dimensions of the proposed orangery, it is not considered that this structure will cause any harmful impacts in terms of overshadowing, loss of light, or loss of outlook for this neighbour.
- Additionally, while the side elevation of the proposed orangery features windows, these are smaller compared to the existing conservatory. Therefore, it is not anticipated that the proposal will increase the level of overlooking.

Trees

- There is a wooded area to the south of the proposed development area. However, the council's Tree Consultant advised that the significant trees are probably a suitable distance from the area to warrant requesting arboricultural information. Therefore, no arboricultural objection raised to the proposal.

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 orangery will not encroach upon the existing driveway, so it will not affect the parking provision on site. It is also noted that the site has ample parking spaces available.

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 ☐