

DELEGATED OFFICER REPORT

Application Ref: H/24/97837

Site Address: TELEMAR HOUSE, 11 SELLWOOD ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5BJ

Case Officer: Claire Campbell-Best

Description: Ground floor side extension following the demolition of the existing conservatory. Roof lantern. Internal alterations

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
F/15/76416	Change of use from Band B (C1) to 1no. residential dwellinghouse with adjoining annex accommodation	Permit – 12/06/2015
F/11/69268	Retrospective: Change of use from residential care home to bed and breakfast	Permit – 24/10/2011
F/09/66409	Retrospective: Change of use from residential care home to bed and breakfast	Refuse – 15/11/2010
F/08/64331	Change of use from residential care home to bed and breakfast	Withdrawn – 02/11/2009
Z/27864/005/00	Construction of conservatory on side elevation	Permit – 17/02/1992
Z/27864/002/00	Two storey side extension to rest home	Permit – 21/11/1986
Z/27864/001/00	Single storey rear extension to old people's home	Permit – 15/02/1985

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hound Parish Council:	No Objection		
Ecology:	No objection subject to appropriate biodiversity enhancements being provided.		
Southern Water Services:	No comment		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/08/2024 – Photographs on file		

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:

Assessment:

Site and Surroundings

The application site contains a large detached two storey dwelling with adjoining annex accommodation to the rear and conservatory to the western side elevation located on the northeastern side of Sellwood Road. To the front of the site there is a large gravel driveway and garden that wraps around the western side of the dwelling. The surrounding area is residential in nature and features a mixture of detached and semi-detached one and two storey dwellings of differing age and design.

Proposal

This application seeks permission to construct a flat roofed single storey side extension with a roof lantern following removal of an existing conservatory to the western side elevation. The proposed extension would be sited over the footprint of the existing conservatory. It would have the same width (3.8m) and depth (5.8m) as the existing conservatory but would increase in height from 3.5m to 3.8m (4.2m including the roof lantern). The proposed extension would form part of a newly formed family room within the host dwelling; there would be 2no. windows to the southern elevation, 2no. windows and 1no. door to the western elevation and 1no. door to the northern elevation. All windows and doors would be full length. The extension would be finished in materials that would match the host dwelling.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however would be subject to the following considerations listed below.

Design and Layout

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. It would replace a conservatory of a similar size that is tired and in need of repair. It is considered the proposed side extension and use of matching materials would enhance the overall appearance of the host dwelling, respecting the character of the property.
- The proposed extension would be visible within the public realm, however due to its single storey design and acknowledged built form in the same location, the extension is not considered to be a prominent feature within the locality.
- The development would not be an overdevelopment of the site. The site would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbour most impacted by the proposal would be the neighbour to the northwest, no. 9 Sellwood Road. The proposal would be distanced approximately 6.6m from the shared boundary and due to this separation distance and the orientation of the properties, the proposal is not expected to impact upon the outlook and light to this neighbour.
- As noted, the proposed extension replaces a glazed conservatory and would not project any closer to no. 9. The 2no. windows and door to the western elevation would face this neighbour but this would be mostly screened by the fencing along the shared boundary alleviating privacy and overlooking concerns. Additionally, it

is considered any level of overlooking would be no more harmful than what is experienced in the current relationship between the two dwellings.

- Therefore, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other Matters

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐