

DELEGATED OFFICER REPORT

Application Ref: H/24/97393

Site Address: 30 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EX

Case Officer: Rebecca Altman

Description: 2 storey and single storey side/rear extension, front porch and replacement garage with home Gym

Particular Site Constraints?	Yes ☒	No ☐
• Urban edge • HEWEB Character Area 7 • Opposite Telegraph Woods Site of Importance for Nature Conservation (SINC) • Close to TPO Area • Great Crested Newt amber zone (medium risk)		

Planning History?	Yes ☒	No ☐
• H/20/88392 – part single, part two-storey rear extension with new roof over existing detached garage – permitted 06/10/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3 representations received, raising the following objections: - Loss of light to neighbouring properties; - Loss of privacy to neighbouring properties; - Imposing impact on neighbouring gardens.; - Glare from large glazed windows; - Lack of access for construction vehicles; - Proposal is out of keeping with the streetscene; - Potential damage to neighbouring conservatory from adjacent gym; - Concern that existing boundary vegetation could be removed in the future, creating further loss of privacy to neighbours; Following re-consultation on amended plans, 2 further representations were received, raising the following points: - Concern that there could be a further building constructed in front of the gym in the future (rectangles shown on plans), which would cause obstruction to visibility for cars exiting the neighbouring driveway; - Previous objections regarding scale still stand; - Concerns remain regarding solar glare from large areas of glazing; - Concerns remain regarding overlooking of properties to rear.		
Parish Council:	No comments received.		
Ecologist:	Further comments following receipt of Preliminary Bat Roost Assessment: No objection subject to lighting and biodiversity enhancement measures being implemented in accordance with the report recommendations. A precautionary working method is also required to protect reptile and amphibians during construction works. Original comments: There are potential bat features on the house and garage and the site is in an Amber area for Great Crested Newts. A Preliminary Ecological Appraisal is required. Biodiversity enhancements required, e.g. bat brick or swift brick.		

Site Visit:	Yes ☒	No ☐
Details: 29 May 2024 – photographs on file.		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are DM1, DM11, and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for HEWEB Character Area 7.

Guidance set out in Character Area Appraisal:

- Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road;
- Retain grass verges.

This guidance is not directly relevant to the proposal.

Assessment:

Site and proposal

The application relates to a two-storey detached house on the north-west side of Telegraph Road, opposite Telegraph Woods. The property has a front porch, small side extension and detached double garage on the northern side. There is vehicle access from Telegraph Road to an existing driveway and parking area. Due to rising land levels, the property is at higher level to No.28 Telegraph Road to the north-east and at a lower level to No.32 Telegraph Road to the south-west. No.28 has a side conservatory adjacent to the garage on the application site. At the rear of the site, the garden extends to the north-west and slopes downwards towards properties in Southern Road.

Planning permission is sought for the construction of a part single, part two-storey rear and side extension, new front porch and reconstruction of the garage to provide a gym. The rear extension would be L-shaped with a maximum depth of 5.8m and a maximum height of 8.3m to ridge (5.45m to eaves) for the two-storey element. The rear elevation would incorporate large areas of glazing at both ground and first floor level. The reconstructed garage would create a gym and would have a pitched roof approximately 0.7m higher than the existing garage roof. The outbuilding would be constructed of brickwork and the extensions and existing dwelling are proposed to be rendered.

This application follows a previous planning permission for single and two-storey extensions granted in 2020 (ref. H/20/88392).

Design and appearance

The proposed design for the extension is contemporary with rendered walls and large areas of glazing on the rear elevation. The plans suggest that the whole house would be rendered to match the new extension. The design is different to that previously approved (ref. H/20/88392), with a different roof form to the rear, and different materials comprising render rather than the previously approved render and timber cladding. However, whilst the design is different, the size of the extension in terms of height and depth, is similar to that previously approved and the level of glazing to the rear would also be similar. The property has a relatively large rear garden and although the extension would be large in size, it is not considered out of proportion to the existing dwelling or overall site. A sufficient rear garden would remain.

The application property currently has red brick walls, along with the two properties either side. However, in the streetscene to the north there is a greater variation in materials including render. Whilst the proposed rendering of the dwelling would alter its overall appearance, it is not considered that this would be harmful to the wider character and appearance of the streetscene. The proposed porch to the front elevation would be modest in size and is considered acceptable in terms of design.

Impact on residential amenity

The proposed rear extension would be set away from the boundaries of both neighbouring properties and would have a similar depth and height to that which was previously approved in 2020. Due to the separation distances and orientation, the extensions are not considered to result in a significant loss of light to these neighbouring residents. In terms of privacy, the original plans included a side facing dining room window facing No.28 and it was considered that this would lead to unacceptable overlooking due to the higher level of the application property in relation to this neighbour. The applicant therefore agreed to remove this side window and amended plans have been received. There would also be two first floor windows facing No.28 but these would serve bathrooms and can be conditioned to be obscure glazed to prevent loss of privacy. There are no proposed windows facing No.32 other than high level rooflights, which due to their height would not result in a loss of privacy.

To the rear, there would be a distance of between 29m and 31m to the nearest properties in Southern Road. Due to changing land levels, these properties in Southern Road are at a lower level to those in Telegraph Road and concerns about loss of privacy and glare from glazing have been raised in representations. Whilst it is acknowledged that a high level of glazing is proposed for the rear elevation, the level of glazing is similar to that which was previously approved in 2020. Due to the separation distances and orientation of the extension facing north-west, it is not considered that there would be an adverse impact on the amenities of the neighbouring residents in terms of loss of privacy or glare.

The proposed gym outbuilding would be constructed on the same footprint as the existing garage and would maintain the same relationship with the adjacent conservatory. The neighbouring resident has raised concerns about potential damage to their conservatory but this would be a private matter that would need to be addressed between the landowners. The applicant has confirmed that the works would be subject to party wall agreement. The new outbuilding would have a taller roof than existing, but would be sloped away from the neighbouring boundary. There are no windows on the side elevation of the neighbouring dwelling that would be impacted by loss of light from the raised outbuilding roof, and it is not considered that light to the roof of the neighbouring conservatory would be significantly impacted. The rear windows serving the gym would have the potential to overlook the adjacent garden and it is considered reasonable to request that these windows are obscure glazed to protect neighbouring amenity.

Ecology

The site lies opposite a Site of Importance for Nature Conservation (SINC), and the Council's Ecologist noted that there was the potential for bats to be present within the existing building due to the presence of potential bat roost features on the garage and house. Potential for reptiles and great crested newts was also identified.

A Preliminary Bat Roost Assessment has since been carried out, which involved an internal and external survey of the buildings. The surveys found no evidence of bats and the buildings were assessed as having negligible bat roost suitability. The report recommends installing a bat box and swift box on the extended property and a sparrow nest box on the outbuilding to provide biodiversity enhancement. The report has been reviewed by the Council's Ecologist, who has agreed with the conclusions and raised no objection in relation to impact on bats, subject to implementation of lighting

recommendations and enhancement measures. An informative note is also recommended to inform of the process should bats be found during works.

In relation to reptiles and great crested newts, the Council's Ecologist has noted that the photos of the rear garden indicate that it would not be suitable for newts. However, there are some areas that may be attractive to slow worms and stag beetles. A precautionary working method is recommended, which can be secured within a Construction Environmental Management Plan (CEMP).

Parking

The extensions would increase the size of the property from 3 to 4-bedrooms, increasing the parking requirement from 2 to 3 spaces in accordance with the Council's Adopted Parking Standards. Whilst the existing garage is proposed to be re-built as a gym, it was noted on site that there is a large driveway at the front of the property which could accommodate the 3 spaces required. The parking provision is therefore considered acceptable.

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: The extension would be similar in size to that previously approved and is considered acceptable in terms of size and design in relation to the existing property, and would not have a significant impact on the amenities of neighbouring residents. The proposal accords with relevant policies of the Eastleigh Borough Local Plan (2016-2036).

Recommendation:

PERMIT ☒

REFUSE ☐

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered: 3161/03_01_A (Existing plans and elevations); and 3161/03_02_C (Proposed plans and elevations).

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall start on site until a Construction Environmental Management Plan (CEMP), covering precautionary working methods for protected species, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following provisions:

- Any excavations and pipes must be covered at night or provided with a small animal escape ramp such as a rough slanted board;
- If any reptiles or amphibians are found on site they must not be handled but be allowed to move to a place of safety where they will not be disturbed;
- All building materials must be stored on hard standing or on pallets
- All waste and any chemicals or fuel must be stored securely.

Reason: To ensure that protected species would not be harmed during construction works, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

4. The development hereby permitted shall be carried out in accordance with the lighting and biodiversity enhancement recommendations set out in the Preliminary Bat Roost Assessment Report (Hampshire Ecological Services Ltd, August 2024), unless alternative details are first agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

5. The first floor window on the north-east side elevation of the proposed extension, and the two windows on the north-west rear elevation of the proposed outbuilding (as shown on Plan ref. 3161/03_02_C), shall be glazed with obscure glass to Pilkington level 3 or equivalent with no more than a top opening toplight.

Reason: To protect the privacy of the neighbouring residents, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

6. Prior to any development above foundation / slab level, full details of the type and colour of materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Informatives:

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at: [I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust](#)