

DELEGATED OFFICER REPORT

Application Ref: H/24/97854

Site Address: WALTON FLINTS, RESERVOIR LANE, HEDGE END, SOUTHAMPTON, SO30 4AX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed alterations to the existing roof structure (including installation of new roof lanterns), alterations to the existing garage/store (including a new roof structure, fitted with solar panels and 2no. roof lanterns), alterations to fenestrations and the installation of a raised patio.

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

Planning History?	Yes ☒	No ☐
• Z/28773/000/00 - Single storey front extension - Permit - 15/04/1986 • H/19/86030 - Retention of a flat roof attached double garage on existing driveway/parking pad, addition of 2no. sets of double doors between brick piers to driveway and double doors to parking pad in rear garden (WITHDRAWN BY APPLICANT) • LDC/19/86192 - Lawful Development Certificate for existing use: Attached double garage to side of main building on existing driveway with single parking pad in rear garden - CLUED - Certificate Issued - 30/09/2019		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
Tree Consultant:	If you are minded to approve the application, please condition the following: <i>The development must accord with the Tree Protection Method Statement. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.</i> <i>Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.</i>		
Ecologist:	I agree with the precautionary working methods specified in the report and that no further surveys are required.		
Southern Water:	The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of		

	surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.
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Site Visit:	Yes ☒	No ☐
Details: 1 st August 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 28)

Assessment:
<u>Site context and surroundings</u> Walton Flints comprises a two-storey structure that serves as the main habitable area and a single-storey structure accommodating the playroom, garage, study, and storage areas. It is positioned as the first property on the right when accessed from Reservoir Lane, a narrow lane that limits visibility of the front elevation of the main dwelling from the wider street scene. An annexe is located to the northwest of the main building, with the primary amenity space situated to the southeast of the main house. The surrounding area is residential in nature, but the properties vary in style. <u>Proposal</u> The application seeks planning approval for several alterations and additions to the existing property. The primary alteration involves changing the roof form and elevational structure of the existing single-storey section of the main house, along with the addition of roof lanterns and solar panels to the new roof. Additionally, the proposal includes changes to the external appearance of the property through the alteration of fenestrations and roof materials. A raised patio is also proposed at the rear of the property. <u>Principle</u> • 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 28) which provides the following guidance on developments and that they should ensure that: i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting. ii) Maintain the importance of the views to the Church of St. John the Evangelist.

- iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 application site is situated in a relatively secluded location, with only the southeast elevation of the main house being more visible from the wider street scene. The proposal involves minimal changes to this elevation, ensuring that the overall visual impact remains limited. Moreover, the main alteration focuses on the existing single-storey structure. Due to its lower height and positioning, it is considered that the altered developments will not be highly prominent from public vantage points. As a result, the proposed changes are unlikely to significantly affect the character or appearance of the surrounding area.
- According to the submitted plans, the proposed alterations will employ materials that closely match the existing building, reducing any potential disruption to the property's appearance and helping to maintain visual harmony within its setting. The introduction of roof lanterns and solar panels is also considered to blend harmoniously with the proposed roof design.
- The existing single-storey section currently consists of two different roof forms, resulting in a somewhat disjointed appearance. The proposed changes would unify the overall roof design, providing a clearer and tidier outlook that enhances the property's visual coherence.

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 proposed developments are not expected to have a harmful impact on the residential amenity of neighbouring properties. Due to the nature and scale of the proposed changes, along with the sufficient separation distance between the application site and surrounding properties, the proposal is unlikely to result in any significant loss of light, privacy, or outlook for neighbouring residents.
- The positioning of the alterations, particularly those to the single-storey structure, ensures that overshadowing will be minimal, further reducing any potential negative effects on 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.

- There are records of bats, stag beetles, slow worms and hedgehogs nearby, and the application site is in a green impact risk zone for great crested newts. As a result, the council's ecologist has been consulted. After reviewing the submitted Preliminary Bat Roost Appraisal by Philips Ecology (August 2024), it is advised that the precautionary working methods specified in the report should be followed, and no further surveys are required. As part of the biodiversity enhancement measures, the installation of one bat box has been recommended. This should be located on the southeast elevation of the main house or, if not feasible, on the southeast or southwest elevations of the garage. Additionally, it is recommended to enhance the garden with night-scented flowering plants to attract insects such as moths, which will provide a food source for bats.

Trees and landscaping

- The council's tree consultant has reviewed the application and advised that, if approved, specific conditions should be imposed.

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.
- It has been noted that the site provides ample space for parking, capable of accommodating more than three vehicles. As a result, there are no 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 ☐