

DELEGATED OFFICER REPORT

Application Ref: F/24/97946

Site Address: HOLLYBANK, 41 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

Case Officer: Rachael Morris

Description: Formation of one additional bedroom and wet room within existing building, rear extension to provide additional cold store area, and rear extension to enlarge existing communal dining room / lounge area

Particular Site Constraints?	Yes ☒	No ☐
- Conservation Area - Botley/Winchester Road - Tree Preservation Order - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/16019/000/00 - Erection of double garage – Permit – Apr 1975 - Z/16019/002/00 - Change of Use from Single Dwelling to Rest Home – Permit – Apr 1988 - Z/16019/003/00 - Two Storey Rear Extension to Rest Home – Refuse – Jan 1989 - Z/16019/005/00 - Two Storey and Single Storey Rear Extensions and Construction of Car Park to Rest Home – Permit – Aug 1989 - Z/16019/004/00 - Two Storey Rear Extension and Two Storey Side Extension (Amended Plans) – Refuse – May 1989 - C/10/68017 - Single storey side & rear & first floor rear extensions to provide additional accommodation – Permit – Jan 2011		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	3 Alexandra Way. Objection. Current noise level is constant day and night worst of all from the kitchen, staff, generator and washer/dryer. I have had to move my garden bedroom to the roadside as this is quieter. Outside lights are left on permanently which are bright and shine into my house. Parking is already a problem here where staff and visitors often park down Alexandra Way. This will cause further parking issues for residents. They need to reduce the trees/bushes for this application which will cause a loss of privacy and negative impacts for wildlife. 5 Alexandra Way. Objection. Building is close to my boundary and the kitchen window is close to my bedroom which is very loud. The generator on the roof is loud. I can smell what they are cooking in the kitchen. Alexandra Way is a busy road for visitors and school drop-off. Winchester Street is a bus route with so many cars parked, the bus struggles to get through. The rest home does not respect the residential area. 7 Alexandra Way. Objection. The extension will bring the building too close to the boundary which would have a visual impact to our property and garden and make existing issues worse. The lights and television in the communal area is on 24 hours a day. Loss of daylight and sun to our seating area in the garden. 24/7 noise from parties, events, karaoke, live music, pots and pans in the kitchen, radios, staff shouting, chatting and general noise. 11 car parking spaces are required as per the council's standards and only 10 are provided with 6 only being provided currently. Condition 8 of permission C/10/68017 required parking was provided before use which was not adhered to. Staff and visitors park in our road.		

	11 Alexandra Way. Objection. Issues with parking from staff and visitors; the extension will make it worse.
Parish Council:	No Objection
Tree Officer:	No Objection
Ecology:	The DAS shows that the area proposed for the extension is currently hardstanding and gravel. There are records of bats in the immediate area. The photos of the existing building in the area of impact show that it does not have any potential bat roost features in this area. Biodiversity enhancements will be required in accord with Local Plan policy DM11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate in another part of the building.
Built Heritage Officer:	This application is to make minor alterations to the rear of the property comprising an additional bedroom with wet room in the existing structure with a rear extension to provide an extended cold store and enlarge the communal dining room / lounge area. This extended communal area will enhance the resident's experience, which at this stage of their life has precious few opportunities. The extension is all just at ground floor level and the structure is flat roofed with the new work in materials to match those of the existing building. The effect will be minimal and not seen from the frontage whatsoever, so will have no effect on either the conservation area or the nearest listed buildings. Conclusion. As there will be no effect on either the conservation area or the nearest listed buildings, there is no objection from a building conservation viewpoint.

Site Visit:	Yes ☒	No ☐
Details: 28/08/2024		

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, S2 and S8; and Development Management policies DM1, DM8, DM11, DM12, DM14 and DM25. Supplementary Planning Documents (SPDs): Quality Places; Residential Parking Standards; Character Area Appraisals; Accommodation for Older People and Those in Need of Care; Botley Conservation Area (Zone 4 – Winchester Street). Legislation: The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: “In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Assessment:
The development is considered acceptable and complies with policies DM1, DM8, DM11, DM12, DM14 and DM25 from the 2016-2036 local plan, in that:

Setting

- Hollybank is the last building at the top of the central northern spur of the Botley Conservation Area initially designated in May 1975 and extended on other boundaries in October 1988. Its northern boundary forms that of the conservation area here.
- These buildings represent the extent of the historic core of the village up Winchester Street which leads some way down the street to the nearest listed buildings – No. 38 Hope House on the eastern side and No. 19 Bay Tree Cottage on the western side. This work will not affect the setting of either of these heritage assets.

Principle

- The development is within the urban edge where the principle of development is acceptable.
- The proposal is set within the Botley Conservation Area, specifically zone 4 (Winchester Road). The Botley Conservation Area SPD and Policy DM12 must have regard when determining this application. Policy DM12 states that “Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities”.
- The application proposes a single-storey extension to the North-Western edge of the existing rest home to provide an additional cold storage area and to enlarge the existing communal dining room/lounge area. An internal re-arrangement will also provide one additional bedroom and wet room within the existing building. However, the overall occupancy of the building will reduce from 23 to 21 residents because of a transfer of use of 2 x double rooms for single occupancy.

Design, layout and impact to the conservation area

- The proposed extension is minor in nature, totalling approx. 40 sqm and would represent a subservient addition.
- The design and layout respect the character and appearance of the locality.
- The extension is proposed to be clad in dark green weatherboarding above low-level brick work. While this is a differing material to the existing building, this is not considered to be to its detriment as it will help reduce dominance on neighbours through the green colour and will not be seen from the street scene or wider conservation area.
- Overall, the proposal is a modest addition, in accordance with policy DM1 and would not cause a detriment the conservation area, sustaining its significance, in accordance with policy DM12 of the Local Plan (2016-2036).

Residential amenity

- The proposed extensions have caused concern with residents due to current noise issues with the kitchen and the communal lounge. However, the proposed extensions could improve the current situation by creating a cold store in front of the kitchen and as such removing this a room with an external wall. The cold store will provide a buffer between the kitchen and neighbours and as such could reduce noise disturbance from the kitchen. Equally, the proposed extension will replace the north-western window to the lounge with one to the western edge to create a dining space which is not expected to make the current experience any worse.
- The proposal will retain the hedgerow, despite the need to reduce this back a bit to accommodate the extension, which aids the relationship with neighbouring boundaries.
- As the proposal is only a single-storey extension, it is not expected this would create a dominant addition to neighbouring properties, nor would it create a loss of light or sunlight.

- Some of the concerns raised by neighbouring properties are not too dissimilar from what you would expect in any residential setting such as cooking smells, noise from a washer/dryer, chatting and outside lighting. Nonetheless, the use of the rest home is established with this proposal only seeking a minor single-storey extension in which it would not make the existing use worse for neighbours.
- Overall, 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.

Parking

- The Residential Parking Standards SPD states that nursing and rest homes should provide 1 car parking space per 6 bedrooms plus 1 space per staff member. There are a proposed number of 21 rooms to the rest home. As stated in the SPD, any parking calculation requires the figure to be rounded up to whole numbers, and as such would require 4 parking spaces for this provision. The number of staff is unchanged at 7 members of staff which would require 7 spaces. Therefore, a total of 11 car parking spaces are needed which can be provided on site. In addition, 2 cycle spaces are required and can be provided on site.
- The existing underpass gates are to be moved to the rear of the underpass to allow suitable turning space and to allow users to be able to get out of their cars to open the gate whilst not blocking the rest of the car park.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- The proposal only impacts a sealed surface and as such would be exempt from providing statutory Biodiversity Net Gain under the 'de minimis' exemption. Nonetheless, in accordance with policy DM11, a biodiversity enhancement is provided through condition in the form of a bat brick/box and swift box/brick.
- As the number of residents has reduced from that originally permitted from 23 to 22 as a result of 2 of the original double occupancy rooms now being used as larger single occupancy suites, there is a decrease in wastewater from the site. As such there is no requirement to consider a potential nutrient contribution nor the recreational pressure upon the nearby Special Protection Areas of the Solent and Southampton Water SPS, or the New Forest 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...