

DELEGATED OFFICER REPORT

Application Ref: H/24/97812

Site Address: 8 TWIN OAKS, BOTLEY, SOUTHAMPTON, SO30 2BF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erect a rear conservatory

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Within Designated Conservation Area – Botley/Winchester Road		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site, however it is noted that there have been applications for work to trees.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Built Heritage Consultant:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 30 th 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, S2 and S8; and Development Management policies DM1, DM2, DM8, DM11, DM12 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Botley Conservation Area Appraisal and Management Proposals Supplementary Planning Document

Assessment:
<u>Site context and surroundings</u>
8 Twin Oaks is a terraced dwelling located within a block of five terrace houses (Nos. 5-9 Twin Oaks). It is connected to a carport that separates it from 7 Twin Oaks. The carport provides access to the rear garden of the property. This plot was originally part of the garden belonging to 21 Winchester Street and was redeveloped approximately four to five years ago to create the current layout. Two listed buildings are situated in proximity to the overall site. Hope House stands across Winchester Street, directly opposite the entrance

to Twin Oaks, while 19 Winchester Street (Bay Tree Cottage) is adjacent to the southern boundary of the site.

Proposal

The application seeks planning permission for the construction of a conservatory to the rear of 8 Twin Oaks. The proposed conservatory measures 2.7m in depth and 3.1m in width and features a pitched roof.

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.
- As the application site falls within the Botley Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

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 rear conservatory is of modest dimensions and incorporates a low-pitched roof. As a result, the visual impact on the surrounding area is anticipated to be minimal.
- The positioning of the conservatory at the rear of the property ensures it will not be visible from the public realm, and therefore there will be no adverse impact on the street scene.
- It was noted during the site visit that an adjacent neighbour has already constructed a rear extension. Therefore, the proposed development is not expected to appear as an incongruous feature within its surroundings and will not harm the character of the Botley Conservation Area.

Impact on the Listed Building

- Section 16 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

"In considering whether to grant listed building consent for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- Section 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses.”.

- The Council's Built Heritage Consultant has reviewed the proposal and determined that it will have no impact on the heritage asset at 19 Winchester Street. Moreover, the proposed conservatory is positioned at the rear of 8 Twin Oaks, further from Bay Tree Cottage, and is therefore considered to have no detrimental effect on the setting of this listed building.

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.
- Given the modest size and height of the proposed rear conservatory, it is not expected to cause any adverse impacts on neighbouring properties in terms of loss of outlook, light, or privacy.
- While the proposed conservatory will be positioned near the shared boundary with 9 Twin Oaks, it is noted that this neighbouring property also features a rear extension. As such, the proposed development will not appear as an overbearing structure along the boundary.

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.
- As the proposed conservatory does not serve as an additional bedroom, no further parking provision is required.

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 ☐