

DELEGATED OFFICER REPORT

Application Ref: H/24/98093

Site Address: 5 PARKWOOD CLOSE, HEDGE END, SOUTHAMPTON, SO30 2FJ

Case Officer: Claire Campbell-Best

Description: Erection of single storey rear extension with an overhanging roof following removal of existing conservatory.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Flood Zones 2 and 3		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Hedge End Town Council:	No objection		
Ecology:	<u>Updated comments on site visit photos received 18/10/24:</u> I have reviewed the site visit photos taken 15/10/24. The hanging tiles on the rear elevation have many suitable gaps for bats both above the existing conservatory and to the side of the conservatory. These would be affected by any work on this elevation. Scaffolding has already been erected across the rear elevation and continuing onto the roof of the adjacent house (number 4). A preliminary bat roost assessment is required before any further work is done on the rear elevation to avoid potential impacts on bats. The ecologist completing this assessment should also recommend the most appropriate biodiversity enhancements for this site. There is a small Japanese maple which would be affected by the proposal. If it is to be removed, this must be done outside of bird nesting season which is usually between the end of February through August, to avoid the possibility of disturbing nesting birds. If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 48 hours before vegetation clearance. If evidence of an active bird's nest is found before or during the works, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. A small tree should be planted as a replacement in another part of the garden. This should be a tree which produces flowers for pollinators and fruit and seeds for birds or other wildlife. Suitable species can be found on the RHS website listed in the previous response. A precautionary working method for hedgehogs, reptiles and amphibians will be required, to include the following information: Any excavations or open pipes will need to be covered at night or provided with an escape ramp (rough board at a shallow angle) to allow animals such as hedgehogs to escape if they fall in.		

	All chemicals and hazardous materials must be stored safely in lockable cabinets to prevent them from being accessed by hedgehogs. Waste must be kept in locked containers or removed from site daily. Any long grass, piles of vegetation, dead wood, fallen leaves, or building materials which could shelter small mammals must be dismantled/cleared by hand to ensure that no animals become trapped. If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at https://www.britishhedgehogs.org.uk/found-a-hedgehog/ <u>Original comments received 16/09/2024:</u> This site is in a green impact zone for great crested newts. There are records of bats, stag beetles and hedgehogs nearby and nesting swifts, common reptiles and amphibians in the wider area. I can see from the photo on Google maps that there are hanging tiles on the front of the house. To determine whether further surveys are required I need to review photos of the rear elevation and roof and the garden. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat box and a swift nest box may be appropriate for this building.
Southern Water Services:	No objection – guidance notes received.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/10/24 – 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: Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisals (HEWEB 37) Guidance: • Retain the grass verges and associated semi-mature broadleaved tree planting. • Maintain the predominant
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Assessment:

Site and Surroundings

The application site contains a two storey mid-terraced dwelling located on the northwestern side of Parkwood Close. To the rear of the property is a conservatory and enclosed garden. The site forms part of a 1960/70s residential development featuring semi-detached and terraced dwellings of similar design and form with open frontages.

Proposal

The application seeks approval for a single storey rear extension following removal of the existing conservatory. The extension proposes a flat roof and would measure approximately 5.8m in depth, 5.6m in width and a height of 2.8m (2.55m to eaves). The proposal would accommodate a kitchen/diner and the existing kitchen reconfigured into a utility and ground floor W.C. The proposal would be finished in materials that would match the host dwelling.

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.

The site also lies within the HEWEB 37 character area appraisal with states development should accord with the following guidance:

- Retain the grass verges and associated semi-mature broadleaves tree planting.
- Maintain the predominant plot widths.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. It is considered the extension would rejuvenate the rear elevation of the property and the use of matching materials ensure the extension is cohesive with the host dwelling.
- It is noted the extension is fairly sizeable in depth, however this would be sited to the rear of the property and not visible within the public realm due to its single storey nature and flat roof form.
- The extension is considered to respect the character, many of the surrounding properties, including the adjoining neighbours nos. 4 and 6 have single storey rear extensions. The proposal is therefore considered to be in keeping with the existing development seen in the locality.
- The development would not be an overdevelopment of the site, sufficient amenity space would remain with the extension in place.
- The proposal does not propose any additional bedrooms or impact upon the current parking to the site. Therefore, the application would not affect the current parking arrangements.

Residential Amenity

- The neighbours most impacted by the development would be the immediate adjoining neighbours, no 4 and 6 Parkwood Road.
- Nos. 4 and 6 both have single storey rear extensions with no side windows that face the application site; the proposal would not extend beyond the rear built line to no. 4 and only marginally to no. 5.

- 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.

Ecology

- The Council's Ecologist requested site photos for review. These were provided and the Ecologist requested a preliminary bat assessment due to loose hanging tiles to the rear elevation which could be potential bat roost features.
- While it is acknowledged there could be potential bat roost features, it is noted the hanging tiles could be removed without formal planning permission. Additionally, the site is not near a watercourse or wooded area. On balance, taking this into account a preliminary bat assessment has not been requested as part of the planning application. An advisory will be added informing the applicant on the action to take should any bats be found during building works.

Other Matters

- The site falls within flood zones 2 and 3 and a flood risk assessment accompanied the application. This document confirmed the extension would not be built any lower than the existing and flood proofing of the proposed development will be incorporated where appropriate.
- It has been confirmed by the Planning Agent the extension will be within the site's boundary, an informative will be added to advise the applicant of their duty under the Party Wall Act.
- There will be no adverse impact upon trees or other natural features worthy of retention. While the Ecologist has advised a small Japanese maple tree will be removed to make way for the development, this is a non-protected tree. An informative will be added to the decision notice advising the applicant to replant a suitable tree in an appropriate part of the garden when works are complete.
- 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 ☐