

DELEGATED OFFICER REPORT

Application Ref: H/24/98092

Site Address: 132 NUTBEEM ROAD, EASTLEIGH, SO50 5JT

Case Officer: Claire Campbell-Best

Description: Two storey side/rear extension and loft conversion to include a rear dormer window (Amended description and plans).

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
PN/24/98061	Prior Notification for the construction of a single storey rear extension with a flat roof (depth 6 metres, height to eaves 3m and maximum height 3m).	Withdrawn – 26/09/2024
F/06/56701 120 Nutbeem Road	Two storey rear extension	Permit – 23/05/2006
Z/13180/001/00 122 Nubeem Road	Two storey side extension	Permit – 20/06/1989

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection from 130 Nutbeem Road on amended plans:</u> • Still excessive in size; • Houses prices in the area will be de-valued; • Proposal will cause major and significant damage to property (130 Nutbeem Road); • No similar extensions within the area; and • Noise and disruption will be unacceptable. <u>Objection from 130 Nutbeem Road with the following concerns:</u> • Excessive in size and out of proportion with the terraced properties within the street; • Out of character – other similar extensions have been refused; • Development could cause highway safety concerns; • Lack of parking; • Excessive noise; • Decrease in surrounding property value; • The terraced houses do not have foundations and will cause significant structural damage to the property at 130 and will result in legal action; • The current property is not substantial enough to bear the additional weight of the proposal; and • Impact upon people's lives. <u>Local Planning Authority Response</u>		

	- Comments relating to structural matters is not a planning material consideration and will be addressed through Building Control Legislation. - The de-valuation of houses prices in the area is also not a planning material consideration. - The comments relating to planning matters will be covered in the assessment section of the report below.
Eastleigh Town Council:	<u>Amended Plans:</u> No Objection <u>Original Plans:</u> No Objection
Ecology:	<u>Comments on Preliminary Bat Roost Assessment received 25/10/24:</u> I have reviewed the amended Preliminary Bat Roost Assessment by Chase Ecological Consultancy (October 2024). The features of concern in the external stonework were checked and found not to be suitable for roosting bats. The gap in the party wall between the loft voids of the two attached houses was checked. No evidence of bats or droppings was found in either loft. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. The recommendations in Appendix 4 protection and Appendix 5 Roost Creation are appropriate and shall be implemented. This includes a built-in bat brick as a biodiversity enhancement in the south facing elevation. <u>Comments received on site visit photos 10/10/24:</u> I have reviewed the site visit photos. The partly bricked up opening next to the window on the side rear elevation does have bat roost potential and there is also a gap in the render below the fascia board above this window. I don't see any other potential features. A preliminary bat roost appraisal is required. This must also include an inspection of the loft. <u>Original comments received 18/09/24:</u> There are records of bats, nesting swifts, hedgehogs and stag beetles near this site. To determine whether a survey will be required, I need to review close up photos taken in good light of the roof, soffits, fascia, flashings and areas around the window frames. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building.
Southern Water Services:	No Objection – Guidance notes provided

Site Visit:

Yes ☒

No ☐

Details: Site visit carried out 26/09/2024 – 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 Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals – ELAC 15.

Assessment:Site and Surroundings

The application site contains a Victorian/Edwardian two storey end-of-terrace property located on the western side of Nutbeem Road. The property has a shallow setback from the road and positioned in a linear plot. The dwellinghouse is traditional in form; with a ground floor bay window and red facing brickwork and cream rendered elevations. The surrounding is predominately residential and features traditional terracing housing laid out in a grid formation.

Proposal

This application seeks approval for a two storey side and rear extension and a loft conversion to include a rear dormer window with front and side facing rooflights in order to provide second floor living accommodation. The proposal would be finished in materials that would match the host dwelling.

Over the course of the application, amended plans were received to incorporate a two storey rear extension and altered rear dormer window due to planning application PN/24/98061 (single storey rear extension) being withdrawn due to concerns that the extension could impact upon the amenities of the adjoining neighbour at 130 Nutbeem Road. Neighbours and the Town Council were re-consulted as part of this process.

Principle

The development is within the Urban Edge whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations listed below.

Design and Layout

- The proposals would result in a fairly sizeable dwelling with second floor living accommodation. Concerns have been raised by the adjoining neighbour at no. 130 that the proposals are excessive in size and out of character within the vicinity.
- The two storey side extension would alter the principal elevation of the host dwelling; while the extension would not be set down from the main ridge of the host dwelling. It would be set back from the principal elevation and proportionate in scale to the main property, resulting in a level of subservience. The use of matching materials will ensure the extension would be respectful within the terraced row and building frontages. As such, this element is not expected to be unduly dominant within the locality and there would still be a reasonable amount of space between the application dwelling and the neighbour property nos. 134a and 134b so as to not disrupt the general pattern of development.
- The two storey rear element would infill a recess to the rear of the host dwelling and would not extend beyond the current rear built line and not overly visible within

the public realm. Therefore, this element of the scheme is not considered to be prominent or overbearing within the surrounding area.

- The rear dormer window proposes a flat roof with hanging tiles and would be set down slightly from the main ridge of the property and not overly visible within the public realm. While it is acknowledged the dormer window does add additional bulk to the roofline of the property, it should be noted a dormer of a similar size and style could be constructed via permitted development which is a material consideration upon the assessment of this application. As such, the dormer is considered to be acceptable in this instance.
- While it is noted similar planning applications to nearby properties have been refused previously, every planning application is assessed on their own planning merits. It was noted during the site visit there are also two storey side and rear extensions that have been permitted in the locality at 120 and 122 Nutbeem Road. Two storey rear extensions could also be seen within Wilmer Road when stood in the rear garden on the application site. Therefore, the proposed development is not considered to be completely out of character when taking into account the existing development is found within the surrounding area.
- Overall, in terms of design, while the proposals are fairly sizeable, they are considered to be proportionate to the host dwelling and street scene.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the immediate adjoining neighbours, nos. 130 to the north of the site and nos. 134a and 134b to the south of the site.

Impact on 130 Nutbeem Road:

- 130 Nutbeem Road is the immediate adjoining neighbour and is a two storey mid-terraced property, the application site and the neighbouring property share a party wall.
- The neighbour at no. 130 has placed an objection, stating the proposal will cause structural damage to their property. Any structural matters would be covered by Building Control legislation; as the host dwelling shares a dividing wall, a party wall agreement may be required. This is, however, a civil matter to be settled between the applicant and neighbour and does not fall within the planning remit.
- The main consideration would be the impact of the proposals in relation to this neighbour. The two storey side and rear extension due to its location, is sited away from this neighbour and is not likely to impact on the outlook, light or privacy to this neighbour. The proposed dormer would have a rear facing window that would mainly face the rear garden of the application site. There would be an oblique view into this neighbour's garden, but this is not expected to be unacceptably harmful as views such as these are unavoidable in urban settings.
- The neighbour has also raised concerns building works and residential noise when complete will cause excessive noise and disruption. While this is noted, building works will be temporary and will cease when building works are complete. A considerate builder's advisory note will be added to the decision note informing the applicant of good building practise with regard to nearby neighbouring amenity. With regard to residential noise, it is advised any unacceptable noise is reported to Environmental Health who will investigate any noise complaints through the necessary Environmental Health Legislation.
- Therefore, the proposal overall is not expected to adversely harm the amenities of this neighbour.

Impact on 134a and 134b Nutbeem Road:

- Nos. 134a and 134b lies to the south of the site. The property is a two storey end-of-terrace dwelling and has been converted into a ground and first floor flat.
- 134a is a ground floor flat and has no side facing windows which face the application site. As the proposals would not extend beyond the rear built line of this property and there would be an approximate separation distance of 3.7m, the

development is not expected to impact upon the outlook, light or privacy of this neighbour.

- 134b is a first floor flat; during the site visit it was noted this property has two side windows which face the application site and have the potential to be impacted upon. Through the information that is available via planning history checks, these windows appear to serve a bathroom and a hallway which are not considered primary habitable spaces. Although it is acknowledged these windows will experience a loss of outlook and light as a result of the proposals, due to the rooms these windows serve, it is not considered the development would adversely impact the outlook and light to this neighbour. The proposal would also not extend beyond the rear built line of this neighbour and would have the same separation distance as 134a. As such, the development is not expected to impact upon the light, outlook or privacy of this neighbour to an adverse degree.
- Overall and to conclude, 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 was consulted due to the nature of the works. Initially, they requested site photos for review. These were provided and the Ecologist requested a preliminary bat roost assessment. The Preliminary Bat Roost Assessment carried out by Chase Ecological Consultancy (October 2024) and was reviewed by the Ecologist. They advised they were satisfied with the findings and protection measures set out in the report. These protection measures include a built-in bat brick and this will be secure by condition. Advisories to enhance biodiversity to the site will also be recommended to the applicant.

Highways Safety and Parking

- The proposals would result in three additional bedrooms and would usually require three off-street parking spaces as set out in the Residential Parking Standards SPD. However, as the dwelling is located within the centre of Eastleigh Town Centre, the occupants would benefit from the local transport links in close proximity and therefore unlikely to require additional vehicles.

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 Environment 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: A planning balance has been taken with regards to the proposal and given the above mentioned considerations, the application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐