

DELEGATED OFFICER REPORT

Application Ref: H/24/98253

Site Address: 17 WELLAND GARDENS, WEST END, SOUTHAMPTON, SO18 3PU

Case Officer: Claire Campbell-Best

Description: Two storey side, single storey front and single storey rear extension following removal of existing garage.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Protected Trees – beyond the rear of the site Close to EBC Sold Land		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/21/89858	Two storey side extension and garage conversion	22/4/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One comment received from 13 Welland Gardens:</u> No objection to the planning application, careful consideration is needed during building work due to the hammerhead nature of the road, whereby construction work will naturally hinder access to numbers 13 and 15. Any issues can be overcome with advance notice and constant communication.		
West End Parish Council:	No comments received.		
Ecology:	<u>No objection, subject to condition:</u> This site is in a green impact risk zone for great crested newts. There are records of bats, stag beetles and nesting swifts nearby with badgers in the wider area. From the photos of the house available on Google maps, I don't see any potential bat roost features. 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 . Precautionary working methods for small animals will be required. A precautionary working method must be submitted/agreed. It should include: • All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. • Any excavations must be covered at night or be fitted with a small animal escape ramp • No fires can be lit on site. • Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.		

	- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own. - If any vegetation needs to be removed to facilitate the development, it must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest. 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.
Trees:	<u>No objection:</u> There are some protected trees to the rear of the site, on Eastleigh Borough Council land. However, these trees are deemed to be a suitable distance from the proposed development area and, therefore, we raise no arboricultural objection to the proposal.
Asset Management:	No response required.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/10/2024 – 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 57).

Assessment:
<u>Site and Surroundings</u> The application site contains a two storey detached dwelling with an attached garage on the northwestern corner of the host dwelling and is situated on the northern side of Welland Gardens. The property is set back from the road by a hardstanding driveway, to the rear is a private enclosed garden bound by high fencing. The surrounding area is residential in nature and features detached dwellings similar in design and appearance. <u>Proposal</u> This application seeks permission for a two storey side extension, single storey front extension which will extend the existing front canopy porch and a single storey rear extension. The existing attached garage would be removed to accommodate the proposed development and a set of bi-fold doors will be inserted into the existing rear elevation at ground floor level. The proposals would be finished in materials that would match the host dwelling. <u>Principle</u>

The application site falls within the urban edge, whereby alterations or extension to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principal, however, would be subject to the following considerations listed below.

Planning permission under reference H/21/89858 for a similar two storey side extension was approved but the works have not been implemented. The planning permission has now expired; however, this planning approval is a material consideration upon the assessment of this application.

Design and Layout

- The design of the proposals is suited to the host dwelling in terms of its form, scale and appearance. While it is usual practice to step the two storey extension back and down from the main house, in this case the design at the full height and depth of the host dwelling is considered acceptable and with matching materials, the extension will appear as part of the original house. This view has been taken as the width of the extension, while slightly increased from planning permission H/21/98958, is still considered modest. The extended house would be of similar proportions to the house at no. 19. Furthermore, the extension is positioned side on to the front gardens of no. 13 and 15, retaining a clear visual separation between the property and neighbouring dwellings.
- The single storey front extension is also considered a modest addition to the property and will extend the canopy porch, adding interest to the front elevation and is a common feature within the locality.
- Turning to the single storey rear extension, this would be sited to the rear of the property and not overly prominent with the public realm. It would be positioned over the footprint of the existing garage but with a lower height due to the flat roof form. This element of the scheme is also considered a modest and subservient addition to the host dwelling.
- Overall, the proposed development is considered to be an acceptable addition to the Welland Garden street scene as it both respects the character of the property and the surrounding area.

Residential Amenity

- There will be 11m between the side of the two storey extension and main windows in the front of 13 and 15 Welland Gardens which allows for a reasonable amount of outlook and light to be received by these windows.
- The single storey extension would have a set of east facing bi-fold doors which face the neighbouring garden at no. 19, however any views into the neighbouring garden will be adequately screened by the existing boundary treatment (close board fencing) between the site and no. 19.
- The comment from the neighbour at 13 Welland Gardens is noted; a considerate builder's note will be added as informative to the decision notice, informing the applicant of good practice during building works.
- 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 and Trees

- The Council's Ecologist was consulted upon due to the nature of the works. They advised they had no objection to the works subject to a precautionary working method condition to protect wildlife and their habitats. The planning agent has agreed to this condition.
- The Council's Tree Officer was also consulted upon as there are protected trees just beyond the rear boundary of the site. The Tree Officer confirmed the

development is sufficiently distanced from these trees and placed no arboricultural objection to the works.

Highways Safety and Parking

- The proposal would increase the size of the property from three to four bedrooms, and would require three off-street parking spaces as set out on the Resident Parking Standards SPD. The submitted site plan indicates the three required spaces would be accommodated on the property's frontage, as such there are no highway or parking concerns.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐