

DELEGATED OFFICER REPORT

Application Ref: H/24/98204

Site Address: 43 LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear and side extensions following the demolition of the existing decking and outbuilding. New roof with roof lights. Alterations to fenestration.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/39242/000/00 - Construction of two storey side extension - Permit - 25/11/2002		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	Councillors had no objection to this planning application.		
Hampshire Countryside Service:	General information, no comments specific to application.		
Ecologist:	A precautionary working method for hedgehogs will be required. This must include the following information: Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. 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/. 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 or a hedgehog habitat area can be constructed in the garden. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk/our-work/putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)		

Site Visit:	Yes ☒ No ☐
Details: 27 th September 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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 50)
--

Assessment: <u>Site context and surroundings</u> The application site comprises a two-storey, three-bedroom, semi-detached dwelling situated on a corner plot with the front elevation facing the bend of Lionheart Way and the side elevation facing Phoenix Close. The property features a front porch, and an outbuilding located along the side elevation. A side gate along the southern boundary provides direct access to the rear garden. Due to the site's sloping topography, rising slightly from south to north, the rear of the property includes a raised decking area. The surrounding area is residential in nature, predominantly consisting of 1980s semi-detached and terraced houses. <u>Proposal</u> The application seeks planning permission for the construction of a wraparound single-storey side and rear extension following the demolition of the existing outbuilding and raised decking. The proposed extension includes a pitched roof with four rooflights. The side extension is intended to accommodate an additional bedroom with en-suite facilities, while the rear extension would provide an open-plan dining and kitchen area. <u>Principle</u> 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. <u>Layout, design, and impact upon the character of the area</u> • 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 application site occupies a prominent corner location, making the proposed extensions highly visible from both Lionheart Way and Phoenix Close. However, as the site currently features an existing outbuilding in a similar location, the new extension is not expected to appear significantly different in scale or form
--

compared to the existing structure. As such, the impact on the street scene is not considered to be so detrimental as to warrant refusal.

- The existing outbuilding is finished in a light-coloured weatherboard, which creates a stark contrast with the brick facade of the host dwelling. In contrast, the proposed extension would be constructed using brickwork to match the existing building, allowing it to integrate more harmoniously with the main dwelling. This approach is likely to result in an improved visual appearance when viewed from the wider street scene.
- The proposed extensions are single-storey in height and set back from the principal elevation of the dwelling. As a result, they would appear subservient to the host 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.
- The property has no immediate neighbouring dwellings to the south. Therefore, the main consideration is the potential impact on the adjoining semi-detached neighbour at 41 Lionheart Way. The proposed extensions are single-storey in nature, with the rear extension projecting only 3.0m beyond the existing rear wall. Given the modest scale, it is unlikely that the extensions would result in any significant loss of light, outlook, or privacy for the adjoining neighbour.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs near the application site. As a result, the Council's ecologist was consulted. Following a review of site photographs, it was confirmed that there are no potential roost features for bats on the site. However, the ecologist has recommended a precautionary working method to protect hedgehogs, which will be secured through a planning condition.

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.
- The application property currently has three bedrooms. The proposed extension proposes an additional ground-floor bedroom, increasing the total number of bedrooms to four. In accordance with the Council's adopted Supplementary Planning Document (SPD) on Residential Parking Standards, a four-bedroom dwelling is required to provide a minimum of three on-site parking spaces. However, one of the existing first-floor bedrooms measures 2.0m x 2.0m, which is significantly smaller than a standard bedroom and may not function effectively as a bedroom. Given this, the property could reasonably be considered equivalent to a three-bedroom dwelling, which requires only two parking spaces. On this basis, the

proposed parking arrangements would remain unchanged from the existing provision.

- Additionally, it was noted from the site visit that there is sufficient street and courtyard parking nearby to accommodate any potential overspill.

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 ☐