

DELEGATED OFFICER REPORT

Application Ref: H/22/94210

Site Address: 30 THISTLE ROAD, HEDGE END, SOUTHAMPTON, SO30 0TT

Case Officer: Claire Campbell-Best

Description: Single storey side extension

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

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/34980/000/00	Construction of new attached garage	Permit – 16/01/1998

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Hedge End Town Council:	No objection		
Ecology:	<u>No objection, subject to recommended conditions:</u> Comments received upon review of Bat Survey Report: I have reviewed the Preliminary Ecological Appraisal and Daytime Inspection for Bat Roost Potential by CC Ecology (5 November 2024). An update site walkover was carried out in July 2024 and two dusk bat emergence surveys were conducted in July and August 2024. There were no emergences or re-entries, but common pipistrelle bats were observed foraging and commuting in the garden. 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 Condition: If building work or vegetation clearance is taking place within the breeding bird season (March through August inclusive), the buildings and vegetation (including the scrub vegetation outside the southwestern boundary of the site immediately adjacent to the construction zone) must be checked by a suitably qualified ecologist for the presence of nesting birds just prior to the start of works. Any active bird's nest found prior to or during the construction period must remain undisturbed, with a suitable 5 m buffer, until after the young have fledged and left the nest. Reason: To protect nesting birds in line with legislation.		

There is a record of dormice approximately 30 m west of this site. If plans change and vegetation removal is necessary, a precautionary working method to protect dormice will be required.

There are also records of hedgehogs in this area. A precautionary working method for hedgehogs is required. This must include the following:

Any excavations must be covered at night or fitted with a small mammal escape ramp.

No fires can be lit on site. Any piles of materials must be kept on hard standing or on pallets. If any hedgehogs are found on site they must not be handled but be allowed to move away to a place of safety on their own.

Biodiversity enhancements recommended in the report include:

installation of bird boxes on the new extension such as a sparrow terrace and starling box and planting of native fruiting shrubs and sowing of wildflower seed mix to create a wildlife garden.

Original comments 21/12/22:

The proposed extension will affect the roof of the existing side extension. The proposed roof lights will allow light from the building to shine on the side elevation above the extension. This is surfaced with hanging tiles which may provide roosting opportunities for bats and or shelter for nesting birds.

There are several records of bats and hedgehogs very close to this site.

The Bat Survey report by CC Ecology (March 2022) states that a small triangle of hanging tiles will need to be removed to facilitate the joining of the roof of the new extension with the main house. A small number of roof tiles on the rear of the existing garage will need to be disturbed to join the new and old roofs....a small strip of scrub/hedgerow located between the wall of the property and the public footpath to the side of 30 Thistle Road may be indirectly impacted by dust and noise as a result of localised construction works.

The property has been assessed as having moderate bat roost potential, and there are potential bat roost features within the area that would be impacted by the proposed works. Two further bat activity surveys are required. These must be done at least two weeks apart within the active bat season (May through September). It is recommended to have these surveys done early enough within the season that if bats are seen emerging or re-entering the building there will still be time for a third survey, which would be needed for a mitigation license application to Natural England.

As the presence of protected species is a material consideration, these surveys must be done before planning permission can be granted. If a mitigation license is needed this can only be applied for after planning permission has been granted.

The proposal also has the potential to affect nesting birds and hedgehogs both on the site and in the scrub vegetation along and outside the southern boundary. These recommendations in the report are sound and should be implemented.

	Recommended conditions: If works to remove hanging tiles and disturb roof tiles is undertaken during the nesting bird period (March through September) an early morning bird survey and check by a suitably qualified ecologist must be undertaken prior to the works taking place. If any active bird nests are found work must not commence until a suitable buffer has been erected (usually 5m) to protect the nest from disturbance until after the chicks have fledged and left the nest. If the work cannot be done without disturbing the nesting birds, then it must wait until the chicks have fledged and left the nest. Reason: To avoid disturbance to nesting birds. As a precaution for hedgehogs and other small mammals to avoid becoming trapped any excavations or open pipes must be covered or fitted with a slanted rough board as an escape ramp at night. Building materials must be stored on hard standing or on pallets to avoid hedgehogs using them for shelter. If removal of vegetation is necessary additional ecological advice with respect to dormice and hedgehogs will be required. Reason: To avoid harm to small mammals such as hedgehogs and dormice. The recommendations for biodiversity enhancement are sound and should be implemented. Swift nest boxes can be considered as an alternative bird box if conditions are suitable as other birds will also use them if swifts are not in residence. 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) Surface Water Drainage The layout drawings show that the extension is proposed to be built over what appears to be an existing surface water drain and an inspection chamber. It also shows a 150mm main line passing through the rear corner of the building. This is not acceptable. A surface water drainage engineer must be consulted to determine alternative surface water drainage arrangements.
Southern Water Services:	No objection – guidance notes provided
Asset Management:	No comments were received.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/12/2022 – 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:

Assessment:

Site and Surroundings

The application site contains a two storey detached dwelling with an attached garage located on the southern side of Thistle Road. The property is set back from the road by a hardstanding driveway and to the rear there is a private enclosed garden marked with high level fencing. To the west of the site is a public footpath that leads to public open space to the south. The surrounding area is residential in nature and features dwellings of a similar style and design.

Proposal

This application seeks approval for a single storey side extension which would be located on the western elevation of the host dwelling. The extension would have a pitched roof and would measure approximately 2.9m in width, 8.7m in depth and 3.8m in height (2.5m to eaves). The extension would accommodate a gym and utility as well as a shower room due to internal reconfigurations within the host dwelling. The proposal would have front and rear facing windows and 2no. roof lights and be finished in materials that would match the host dwelling.

Principle

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 principle, however, would be subject to the following considerations listed below.

Design and Layout

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. Its single storey nature and modest proportions result in a subservient addition to the host dwelling.
- While the extension would be visible within the public realm due to the modest proportions it would not be seen as unduly prominent within the street scene. Additionally, there is extensive mature hedging/vegetation along the north and western boundaries which screen the majority of the structure.
- During the site visit it was noted there are single storey extensions within the locality, the proposal is therefore expected to blend in with the existing surrounding development.
- The use of matching materials ensures the extension is respectful to the character of the host dwelling.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards and no additional bedrooms or loss of on-site parking is proposed.

Residential Amenity

- The proposed extension is sufficiently distanced from neighbouring dwellings and is not expected to adversely impact upon nearby neighbouring amenity.
- 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 application was submitted with a Preliminary Ecological Appraisal (March 2022). The Council's Ecologist reviewed this application and advised two further bat surveys were required. A further Preliminary Ecological Survey was submitted (November 2024) with details of the two bat surveys requested. This was reviewed by the Council's Ecologist who advised they were satisfied with the findings of the report. They recommended biodiversity enhancements and a precautionary working method to be implemented as conditions as well as advice on nesting birds which will be added as an informative to the applicant.
- The Ecologist also requested a surface water drainage plan, however for a minor householder application this has not been requested. Building Control legislation will assess if the drainage in relation to the extension is satisfactory. An informative will be added to the decision notice informing the applicant to control Build Control with this matter.

Other Matrsrs

- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ☐