

DELEGATED OFFICER REPORT

Application Ref: H/24/98074

Site Address: 111 NUTBEEM ROAD, EASTLEIGH, SO50 5JR

Case Officer: Claire Campbell-Best

Description: Two storey side and single storey rear extension (Amended description and plans)

Particular Site Constraints	Yes ☐	No ☒
Within the Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/25205/004/00	Change of use of domestic garage for storage of funeral directors car	Permit – 03/04/2002
Z/25205/003/00	Use of garage for parking of domestic vehicles	Permit – 25/01/2000
Z/25205/002/00	Use of building for mechanical repairs and car cleaning	Refuse – 16/06/1998
Z25205/000/00	Erection of detached garage at rear	Permit – 02/07/1981

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Two objections received following re-consultation of amended plans from 91 and 109 Nutbeem Road (summarised):</u> • Fourth bedroom has been removed – neighbours light and privacy will be preserved; • Proposal is still out of keeping with the terrace property, lack of green space is still an issue; • Plans are not clear; • Proposal is still overdevelopment and overbearing in appearance; • Compromised privacy and quality of accommodation; and • Poor design and layout. LPA Note: Further amended plans were requested to address inaccuracies. Neighbours were notified of this and were invited to make further comments. <u>The application received four objections during the initial consultation period which raised the following concerns and issues (summarised):</u> • Overshadowing and in neighbouring gardens; • Loss of privacy/overlooking; • Loss of light and outlook; • Excessive mass and scale; • Overdevelopment; • Overbearing appearance within the locality; • Out of keeping within the street scene; • Inaccurate plans; • Lack of parking; and • Plans show property is to become a HMO (House of Multiple Occupancy) which will change the dynamic of the street.		

Eastleigh Town Council:	<u>Amended Plans Comments:</u> <u>No objection:</u> Eastleigh Town Council reviewed this application at its meeting on 6 November 2024. The council finds the amended plans acceptable and considers that they address the concerns raised by residents. Therefore, the council has no objections to the application. <u>Original Comments:</u> No objection
Ecology:	<u>No objection – Informative advised</u> There are records of bats, nesting swifts, hedgehogs and stag beetles near this site. From the photos of the house available on Google maps, I don't see any obvious bat roost features, other than a gap between the wall and the fascia board above the 1st floor window at the rear of the house. Please could you add the following informative to the decision notice: In the unlikely events 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/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Biodiversity enhancements will be required in accord with Local Plan policy DM11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building.

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 <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 Appraisals (ELAC 15).

Assessment:
<u>Site and Surroundings</u> The application site comprises a two storey, end of terrace dwelling situated on a prominent corner plot. The principal elevation fronts Nutbeem Road, while the side elevation and rear elevation are visible from Blenheim Road. The property has a two storey rear outrigger as well as a single storey rear extension and side conservatory. The surrounding area is predominately residential in nature, with two storey Victorian/Edwardian terraced properties being the main property type in the character area. Additionally, there are two storey residential flat blocks situated on nearby corner

plots close to the site. To the south lies Sovereign Court, to the northwest is Blenheim Court, and to the southwest stands a smaller two storey block of flats.

Proposal

This application seeks approval for a two storey side extension and single storey rear extension. To accommodate the proposal, the existing side conservatory and single storey rear extension would be removed. The two storey side extension would be set down from the main ridge of the house and infill a recess to the rear and sit flush with the existing two storey outrigger. The single storey rear extension would be sited mostly over the footprint of the existing extension but with a flat roof formation and increased width, spanning the entire of the rear elevation of the property.

During the course of the application, amended plans have been submitted. This omitted a two storey rear extension, following concerns about its potential impact on the neighbouring property to the north and its unacceptable massing, which would have appeared unduly prominent within the street scene.

Principle

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

Design and Layout

111 Nutbeem Road occupies a prominent corner plot, making it highly visible from both Nutbeem Road and Blenheim Road. Two storey flats are located on other corner plots along these roads, with Sovereign Court notably abutting the footpath without any setback, featuring windows that directly face the street. Such development, like Sovereign Court, is recognised as a common design feature within urban town centres. Additionally, the nearby blocks of flats integrate well into the street scene and complements the traditional character of the Victorian/ Edwardian terraced housing.

The proposed development would be visible within the public realm, and residents have expressed concerns that the design is excessive, overbearing, and detracts from the property's traditional character. However, the amended plans are considered to adequately address these concerns. The two storey side extension is a subservient and proportional addition to the host dwelling. The single storey rear extension is predominantly sited over the footprint of the existing extension, ensuring that this element of the scheme is not unduly prominent. With the proposed development in place, it is considered that the host dwelling will retain its character and continue to be read as part of the terraced row rather than resembling a block of flats.

Concerns have also been raised about the design and layout of the proposal, a resident has specifically noted that windows serving habitable rooms should not directly face the street. While this concern is acknowledged, it is recognised that there are limitations when reconfiguring the internal layout of a terraced property. More importantly, the property already has a family room window (ground floor) which faces the street, additionally, there are examples of street-facing windows serving habitable rooms within the wider area, therefore, such arrangements are not uncommon in the vicinity. As a result, this aspect of the proposal is deemed to be acceptable in this instance.

Another resident raised concerns that the site lacks green space and would be overdeveloped with the proposal in place. While this concern is noted, the majority of the proposal replaces existing built form on the site and does not project further into the rear garden. In addition, there remains sufficient private amenity space to the rear for the occupiers to use and enjoy.

Overall, the amended plans have adequately addressed the concerns raised. The proposed development is considered to be proportional and subservient to the host dwelling it is not considered to not be unduly overbearing within the street scene.

Residential Amenity

The neighbour most impacted as a result of the proposals would be the neighbour to the north, 109 Nutbeem Road and residents within the flats to the south in Sovereign Court, in particular the flats fronting Blenheim Road.

Impact on 109 Nutbeem Road:

109 Nutbeem Road is the adjoining neighbour attached to the host dwelling and part of the terraced row. This property also has a single storey rear extension

The two storey side extension would be sited to the southern elevation and entirely away from this neighbour and would not impact upon their outlook or light. As such, this element of the scheme would not impact upon this neighbour.

The single storey extension replaces a pitched roof extension. While the proposed extension would not project any further than the existing, the roof form would change from pitched to flat, therefore there would be height increase. The proposed height to the extension would be approx. 3m. This height increase is not expected to impact upon the outlook and light to the occupants of 109 as the proposed extension only marginally extends beyond the neighbour's extension.

Overall, the proposed development is not expected to significantly impact the outlook, light or privacy to this neighbour to an unacceptable degree.

Impact on residents in Sovereign Court:

The flats fronting Blenheim Road have bedroom windows facing the street. There is a minimum separation distance of approximately 14m between Sovereign Court and 111 Nutbeem Road. Currently, there is one ground floor window serving a habitable space that faces these flats. The proposals would introduce 1no. additional ground and 2no. first floor windows facing these flats, which would serve a dining room and bedroom.

While it is acknowledged that this arrangement is not ideal, the adequate separation distance, the presence of similar window arrangements in the local area, and the fact that bedrooms are not typically in use for the majority of the day ensure that, on balance, the additional windows are considered acceptable and would not result in unacceptable privacy or overlooking concerns.

Highway Safety and Parking

The submitted plans indicate there would be no additional bedrooms as a result of the proposed development and the property would remain a three bedroom property and as such, there would be no increase to the required parking on site.

It is important to note however, the property is located within the centre of Eastleigh Town Centre and the occupants would benefit from the local transport links in close proximity and therefore unlikely to require additional vehicles.

Other Matters

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: On balance, the amendments made to the application are deemed acceptable and the application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐