

DELEGATED OFFICER REPORT

Application Ref: H/24/98600

Site Address: 4 TUDOR GARDENS, HEDGE END, SOUTHAMPTON, SO30 4AT

Case Officer: Charlie Vallis

Description: Single storey rear extension, following the removal of existing conservatory and detached garage.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
- WIR0889300000 – Erection of 17 dwellings, and the construction of roads and footpaths – Permit – 26/10/1961 - WIR0889300000 – Variation of the permission dated 26.10.1961– Permit – 05/12/1961 - WIR0889300200 – Erection of 15 dwellings and garages (Plots 14-25 and 42-44 inclusive) – Approve detailed plans – 19/02/1963 - WIR0889301000 – Erection of private garage – Approve detailed plans – 31/10/1966		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments were received		
Ecology	<u>29/01/2025:</u> I have reviewed the photos of the lean-to and the garage. They are not likely to support roosting bats due to the light levels, but nesting birds may find them attractive. The garage and lean-to should be demolished outside of nesting bird season, usually late February through August, depending on the weather. If this is not possible then the vegetation on the garage should be removed to discourage any birds from nesting. 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. <u>8/1/25:</u> I have reviewed the site photos which show that works to the roof have already occurred, so it is now not possible to determine whether there were any bats using the potential roost features removed during this work. The photos of the garage do not show potential for bats or nesting birds. Biodiversity enhancements can be conditioned. The gable end of the SW Elevation would be the most appropriate location for a bat box, but a bat access tile can be added into the roof of the new extension if necessary. A range of flowering plants with a long flowering season would be a good enhancement to provide resources for pollinators and seeds for birds. <u>17/12/24:</u> There are records of bats near this site and the extension involves work to the roof. The photo of the house on Google maps shows several potential bat roost features. Current photos are required of all elevations of the house and garage including the roof, soffits, fascia, flashings and areas around the doors and windows. Photos of any areas of the garden which would be affected by construction and photos of the inside of the garage roof are also required.		

	Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraphs 187(d) and 192(b). A bat brick and a swift brick may be appropriate for this building.
--	--

Site Visit:	Yes ☒	No ☐
Details: 15/01/25		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisals - HEWEB 71

Assessment: <u>Principle:</u> ▪ The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. ▪ Policy DM1 states “all new development should: (a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ... (c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”. <u>Site and surroundings:</u> ▪ Located in the northeast corner of Tudor Gardens, the application site contains a detached bungalow with a conservatory, detached garage and fully enclosed garden to its rear. ▪ The locality is characterised by similarly styled detached and link-detached bungalows. <u>Proposal:</u> ▪ The application proposes the removal of the existing conservatory and detached garage, and the construction of a pitched roofed single-storey rear extension on a similar footprint to the existing conservatory. ▪ The extension would host a utility room, served by a window to its northeast elevation and door on its southeast elevation. <u>Design and Layout:</u> ▪ Due to its single storey nature and location to the rear of the dwelling, where it is screened by a side entrance gate, the proposal is unlikely to impact the street scene.
--

- Through the use of roof tiles and external materials to match the host dwelling, the proposal is considered to respect the character and appearance of the host dwelling.
- Although the proposal includes the removal of a garage, the host dwelling continues to comfortably meet residential parking standards, with no additional bedrooms proposed and driveway parking retained.
- The proposal has been designed to retain sufficient amenity space and widen side access to the rear garden; as such, it would not represent overdevelopment of the site.
- The proposal is considered to accord with policy DM1 of the Local Plan (2016-2036) in that it takes account of the locality through an appropriate scale, layout and use of materials.

Residential amenity

- The proposal is unlikely to significantly impact the light and outlook of neighbouring properties due to its modest height and scale.
- With regard to its closest neighbour (No.3 Tudor Gardens), both properties are sufficiently screened and set back from their shared boundary to mitigate any impacts on light and outlook.
- The neighbouring dwellings to the rear (No.8 and No.9 Norman Gardens) are also unlikely to be adversely affected by the proposal, due to screening by a boundary wall, sufficient distancing and their position on higher ground than the host dwelling.
- The development is therefore considered to accord with the 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

- Protected species have been recorded to be near the application site; our Ecology team were therefore consulted as part of this application.
- Following review of photos provided by the agent, our Ecologist deemed that no impacts were likely to result from the proposed extension, given that the roof to the main dwelling has been recently replaced.
- Photos were also taken during the site visit (15/01). These were subsequently reviewed, and specific methods were recommended for the removal of the garage and lean-to to protect nesting birds.
- It was recommended that biodiversity enhancements in the form of a bat box or bat access tile and flowering plants, were conditioned to ensure compliance with Local Plan policy DM11.

Other matters:

- 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...