

DELEGATED OFFICER REPORT

Application Ref: H/24/98660

Site Address: HIGHFIELD HOUSE, 5B UPPER NORTHAM CLOSE, HEDGE END, SOUTHAMPTON, SO30 4BB

Case Officer: Charlie Vallis

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - SGN gas pipeline (medium pressure)		

Planning History?	Yes ☒	No ☐
- Z/33160/000 – Outline: Construction of 5 detached dwellings – Granted – Oct 1994 - Z/33160/001 – Reserved matters pursuant to outline planning permission 33160 for construction of five dwellings with integral garages – Approved – Nov 1997 - Z/36490/000 – Single storey front extension – Permitted – Feb 2000 - Z/36490/001 – Construction of single storey front extension for mixed office / residential use – Allowed at appeal – Feb 2002 - F/13/73042 – Erection of 1no. detached outbuilding at rear to accommodate double garage & gym – Permitted – Sept 2013		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		
EBC Ecologist:	<u>30/01/25</u>: I have reviewed the site photos of the rear of the house and there are no potential roost features for bats on the house or habitat for slow worms, hedge hogs or great crested newts in the immediate vicinity of the house. <u>03/01/25</u>: This site is in an amber impact risk zone for great crested newts. There are records of bats, slow worms and hedgehogs in the vicinity. The house is not visible from the road in Google maps due to dense vegetation. Close up photos of the rear elevation and the garden are required to determine whether a survey will be required. The photos must include the areas around the windows, roof tiles, soffits, fascia and any flashings such as around a chimney. Great crested newts: Amber (suitable habitat, likely to be present) – When development falls into the red or amber zones on the impact risk map, developers must prove to their local planning authorities that their development plans pose ‘no risk’ to great crested newts. 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.		
Southern Gas Network:	<u>02/01/25</u> : Information provided in relation to the location of SGN assets/pipes and advice in respect of working in the proximity of underground services.		

Scottish and Southern Electricity Networks:	<u>02/01/25</u> : Information provided in relation to the location of SSE assets/service cables and advice in respect of working in the vicinity of underground cables.
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Site Visit:	Yes ☒	No ☐
Details: 31/01/2025		

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 & Botley Character Area Appraisals (HEWEB – 71).
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Assessment: <u>Site and surroundings:</u> ▪ This application relates to a two-storey detached dwelling, located on the northern side of Upper Northam Close, set back and on a downward slope from the road. ▪ The surrounding site is characterised by detached dwellings, which are varied in design, positioned on generous plots and amongst mature vegetation. <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 of 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, both in itself and in relation to adjoining buildings, spaces and views”. <u>Proposal:</u> ▪ The application proposes a single storey rear extension to create a family room and an enlarged kitchen/breakfast area. ▪ The extension would be served by a gable windows, 3no. roof lights and 2no. three-panel sliding doors to its rear; 3no. roof windows to the eastern elevation and 2no. windows to the western elevation. <u>Design and layout:</u>

- Due to its single-storey nature, its location to the rear of the dwelling, and the presence of mature vegetation to its front and rear boundary, the proposal is unlikely to have a significant impact on the street scene.
- Part of the proposal would be visible when viewed from the entrance of 5a Upper Northam Close, however it would not be overly prominent within the locality, appearing as a continuation of the existing single storey roof line.
- Through its use of brick and tiles to match the existing building and by echoing the gable-end and lean-to elements found on its east elevation, the design of the proposal is considered well-suited to the character and appearance of the host dwelling.
- The proposed glazing on the rear elevation would not be seen as overly dominant or detrimental to the character of the property, particularly given that there is existing precedent for glazing in the locality; with a large, glazed area to the front elevation of 7 Upper Northam Close and a conservatory to the rear of 5a Upper Northam Close.
- The development would not represent overdevelopment of the site, with the proposal not extending beyond their existing patio area and the host dwelling continuing to benefit from ample amenity space in its rear garden.
- The application does not propose any additional bedrooms or impact upon the current parking to the site. Current parking arrangements would therefore not be affected by this application.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate scale, design and layout.

Residential amenity:

- The neighbour in closest proximity to the proposal would be 5a Upper Northam Close; this property has a side window facing the proposal, which appears to serve a living room.
- Light and outlook to this room is unlikely to be significantly affected. This is partly due to the design of the proposal; set back approximately 1.4 metres from their shared boundary, single storey in nature and with a pitched roof; and also because this room has a second aspect of light and outlook from its existing conservatory.
- The proposal is unlikely to significantly impact its other immediate neighbour (7 Upper Northam Close) as a result of sufficient distancing and screening by a combination of mature vegetation and boundary fencing.
- The development would therefore 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.
- Photos were taken by the applicant and subsequently reviewed by our Ecologist, who was satisfied that there were no potential bat roost features on the house, or habitat for slow worms, hedgehogs or great crested newts in its immediate vicinity.
- A precautionary working method was recommended to help mitigate any impacts to local wildlife – the applicant will be made aware of this by way of an informative note.
- Biodiversity enhancements were also recommended in order to accord with policy DM11 of the Eastleigh Local Plan, which will be secured via a condition.

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 ☐
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Comments ...
