

DELEGATED OFFICER REPORT

Application Ref: H/24/98354

Site Address: 18 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BP

Case Officer: Charlie Vallis

Description: Single storey side and rear extensions following demolition of car port

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

Planning History?	Yes ☐	No ☒
▪ No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		
Ecology:	<u>29/01/25</u>: I have reviewed the site photos. The existing car port could be attractive to nesting birds. There is a small gap in the roofing felt at two of the corners of the existing single storey extension above the rain gutter, but it wouldn't have the thermal stability needed by roosting bats. I don't think any surveys will be required. <u>23/12/24</u>: There are records of bats very close to this property and nesting swifts in the near vicinity. The proposed single storey extension would tie into the roof of the extension at the rear of the house. I can see photos of the front of the car port on Google maps but cannot see the rear of the house. To determine whether any surveys are required, I need to review close up photos of the rear of the house, especially where the extension would attach to the existing flat roof. 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: 15/01/2025		

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; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals (BHH 5).

Assessment:

Principle:

- 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”.

Site and surroundings:

- Located on the southeastern side of Sea View Estate, the application site contains a two-storey semi-detached dwelling with a car port to the side and a single storey rear extension. The dwelling is positioned on an open plot and set back from the road by a driveway and front garden.
- The surrounding area is characterised by similarly styled semi-detached dwellings, generally finished in light, natural tones, in a mix of brickwork and render.

Proposal:

- The application proposes a single storey side/rear extension, finished in a natural oak-effect cladding, following the removal of the existing car port.
- The extension would be set back from the front wall of the dwelling by approximately 2.3m and would not extend further than the rear wall of the existing single storey rear extension.
- Internally, the extension would accommodate a porch with a partially glazed front door; a shower room, and an open plan kitchen-diner and sitting area to be served by 2no. roof lights, bi-fold doors and a window to the rear, and a window to the side.

Design and Layout:

- Due to the crescent layout of neighbouring properties and the sloping site, the proposed extension would be in a relatively prominent position within the street scene; particularly as you approach the site from the entrance of Sea View Estate.
- Given its prominent position, it was deemed that the originally proposed external finish of black cladding would be overly dominant and out of keeping with the prevailing character of the locality. Therefore, an alternative material of composite light oak cladding was put forward by the applicant.
- Although continuing to introduce a new external material, the updated materials are considered sympathetic and in keeping with the character and appearance of the host dwelling and its surroundings; particularly due to its modest size and positioning, set back beyond the front wall of the dwelling.
- The car port to be removed would result in the loss of a car parking space (measuring in excess of the required 2.4m X 4.8m as set out in the Residential Parking Standards SPD). Nonetheless, no additional bedrooms are proposed with the application, and the existing front drive would continue to provide ample room for the required 2.no off-highway parking spaces.
- The host dwelling maintains sufficient amenity space and retains side access to the rear garden; as such, the proposal would not represent overdevelopment of the site.

- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate layout, scale and use of materials.

Residential Amenity:

- The host dwelling is part of a semi-detached pair with No.20 Sea View Estate, however, as the extension would not surpass the rear wall of this neighbouring property, their light and outlook are unlikely to be detrimentally affected.
- To the other side of the proposal, sufficient distancing and screening by existing boundary fencing/hedging are likely to mitigate any impact on light and outlook to No.16 Sea View Estate.
- Overlooking into No.16 Sea View Estate, which may have resulted due to the host dwelling's position on slightly higher ground, is unlikely as No.16 does not have any windows on the side elevation facing 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.
- Photos were taken during a site visit (15/01) and subsequently reviewed by our Ecologists, who were satisfied that no ecological surveys would be required.
- It was recommended that informatives were included in any decision, to protect bats and nesting birds, and biodiversity enhancements in the form of a bat brick or swift brick 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 ...		