

DELEGATED OFFICER REPORT

Application Ref: H/25/98699

Site Address: 12 UPPER NEW ROAD, WEST END, SOUTHAMPTON, SO30 3BA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extension, single storey rear extension and alteration to vehicle and pedestrian access

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	An objection was received from a neighbouring resident on the original proposal, raising concerns about the scale and design of the extensions, potential loss of light, visual intrusion, and overdevelopment of the site. The neighbour also cited concerns about the impact on the structural integrity of their 140-year-old property, as well as construction-related noise and dust exacerbating their existing health conditions. No further comments have been received on the revised proposal.		
Parish Council:	None received.		

Site Visit:	Yes ☒	No ☐
Details: 8 th January 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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 14)

Assessment:
<u>Site context and surroundings</u>
12 Upper New Road is a two-storey, two-bedroom semi-detached property constructed in brick. A single-storey rear addition accommodates a ground-floor utility room, storeroom, and WC. The rear garden is predominantly hard-surfaced. The surrounding area is

residential in nature, comprising a mix of bungalows and two-storey dwellings with varied architectural styles.

Proposal

The application seeks planning permission for a two-storey side extension and a single-storey rear extension. Initially, the side extension extended further towards the front, making it more prominent, while the rear extension featured a pitched roof. In response to the neighbour's concerns and discussions with the agent, the side extension has been set further back from the principal elevation to appear more subordinate. The rear extension's roof design has also been altered, now incorporating a mono-pitched roof form to reduce its overall bulk and visual impact.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 14) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Upper New Road.
 - ii) Retain the tree planting on West End Road.
 - iii) Maintain the predominant brick wall/hedge plot boundaries.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.
- Although the two-storey side extension will be a prominent addition within the street scene and will alter the symmetry of the semi-detached pair, its design mitigates this impact. The setback from the principal elevation and the lower ridge height help maintain a degree of subservience to the host dwelling while preserving the proportions of the original frontage. This approach also reduces the risk of mismatched brickwork, ensuring a more cohesive appearance. As a result, its overall visual impact on the street scene is not considered to be significantly harmful.
- The properties along Upper New Road feature a varied architectural character and styles. The neighbouring property at No. 14 already differs in design and is set further away, meaning the proposed extension would not appear incongruous or disrupt the character of the area.
- The single-storey rear extension, being positioned at the rear of the property, will have minimal visual impact when viewed from the public realm

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Due to the distance between the site and 14 Upper New Road, the two-storey side extension is unlikely to have a significant impact on this neighbouring property. The new first-floor side-facing window for bedroom 1 primarily overlooks the front parking area rather than any habitable spaces, so it is not considered to result in a loss of privacy.
- The proposed rear extension, given its modest scale and single-storey nature, is not expected to cause a noticeable loss of light or outlook. The revised roof design further reduces its impact, ensuring it remains unobtrusive to the adjoining semi-detached neighbour.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- With the addition of one bedroom on the ground floor and another on the first floor, the dwelling will become a four-bedroom property, requiring three parking spaces to meet policy standards. The site is considered to have adequate space to accommodate this requirement, so there are no concerns regarding parking provision.

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, 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.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐