

DELEGATED OFFICER REPORT

Application Ref: H/25/98933

Site Address: 10 Maddoxford Way, Botley, Southampton, SO32 2DW

Case Officer: David Huckfield

Description: First floor extension to front elevation, ground floor front extension and addition of new porch roof.

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

Relevant Planning History?	Yes ☒	No ☐
WIR13463 – Erection of 21 dwellings and garages – APPROVED (1967) WIR13463/012 – Erection of house with garage – APPROVED (1968) Z/16363/000 – Lounge, bedroom and playroom extension – APPROVED (1975)		

Site Visit:		Yes ☒		No ☐	
Publicity:	Letters ☒	Site Notice ☐		Newspaper ☐	

Representations Received (Summarised):

7 Maddoxford Way, Botley	Objection to the application on the grounds of: • Impacts from noise and dust from construction works upon the quality of life of residents and the peace and quiet of the area; • Increased parking demand and limited on-site parking availability; • Loss of privacy and overlooking from proposed first floor window within the extension; • Impacts on quality of life and long-term enjoyment of residents' homes; • Overdevelopment of the property with the scale of the extension appearing disproportionate to the size of the property and out of keeping with the character of the road.
11 Maddoxford Way, Botley	Objection to the application on the grounds of: • Overshadowing and loss of light to home and garden owing to the height and proximity of the extension; • Impacts of a recently built extension at the rear of the property which is overbearing and, in combination with the proposed development, will be imposing and reduce the sense of space; • Inadequate parking provisions and traffic disruption, including during construction works.

Consultation Responses (Summarised):

Botley Parish Council	No objection.
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Ecology	This site is in an amber impact risk zone for great crested newts. There are records of bats and hedgehogs nearby. The photos of the house available on Google Maps show no potential for great crested newts, roosting bats or hedgehogs on the front elevation, however there is a hedge along the western site boundary that could shelter hedgehogs and nesting birds. There are no records of great crested newts near the site or any suitable connecting habitat, so I don't think great crested newts would be impacted by these proposals. Please could you add the following informative to the decision notice: In the unlikely event 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. To avoid disturbance to nesting birds, hedgehogs and foraging and commuting bats the hedge at the front of the house must be protected during construction. A precautionary working method must be agreed. It should include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp. No fires can be lit on site. Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own. Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop and a 5m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift bricks/nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
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Policy:

Legislative Background:

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan:

The Development Plan comprises of the Policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to the application: DM1 (General

criteria for new development), DM2 (Environmentally sustainable development), DM3 (Adaption to climate change), DM8 (Pollution), DM11 (Nature conservation), DM13 (General development criteria – transport), DM14 (Parking).

Other material considerations:

Supplementary Planning Documents (SPDs):

The following SPDs and Background Papers are of relevance to the proposals:

- Quality Places (adopted 2011)
- Residential Parking Standards (adopted 2009)
- Character Area Appraisal for Hedge End, West End and Botley (adopted January 2008). The site lies within the area HEWEB 41 with the appraisal document setting out the following principles for new development:
 - *Maintain the predominant orientation of ridgelines in existing development relative to the slope at the end of Maddoxford Way.*
 - *Retain and extend the continuity in building line.*
 - *Maintain a uniformity in building heights within each street.*

National Planning Policy and Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and, as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

Principle of development:

The site lies within the urban edge where the basic principle of development is considered to be acceptable. Any planning approval is, however, subject to the particular development proposal put forward being deemed to be appropriate and according with the criteria of the relevant local and national planning policies and associated supplementary planning guidance.

Assessment of proposals:

The development is considered to be acceptable and to be in accordance with the relevant local and national planning policy requirements for the following reasons:

- The proposed extension and porch addition have been designed to visually complement the host dwelling in terms of their scale and appearance, with the external facing materials proposed to match and the gable-ended design of the first floor extension replicating the form and pitch of the roof of the main property.

Whilst the extensions, and in particular that at first floor level, will invariably alter the principal elevation of the dwelling and how it is thereby viewed in the street scene, Maddoxford Way contains a mixed range of houses and bungalows of varying scale and form and as such, and owing to the complementary design of the development, the property as extended would not appear out of character. The siting of the dwelling at the end of the cul-de-sac and its moderately recessed positioning relative to the properties either side will also serve to limit longer range views of the upper floor extension from further along Maddoxford Way, with it only being fully visually apparent when in much closer proximity to the front of the site.

The siting and orientation of the dwelling will also result in the western side of the first floor extension being visible from Winchester Road which borders the site to the rear. It is not, however, considered that this would result in the property gaining an undue degree of prominence within this street scene or it having an adverse impact upon its existing character.

- Whilst noting the concerns raised by neighbouring occupiers, having assessed the proposals in context, it is not considered that the additions would have an unacceptable impact upon residential amenity. It is acknowledged in this regard that the extension will add additional bulk and massing to the first floor of the property in close proximity to the boundary with No. 11, and that this extension will be visible from the garden area of this neighbouring dwelling. However, much of the additional built form will be set alongside the neighbouring property and its single storey side projection, the windows of which are to the front and rear. Accordingly, it is not considered that the extension would be unduly overbearing and any impacts upon light and outlook, either from the property or its garden, would not be of an extent that would render them unacceptable in planning terms. The extension also contains no side facing windows at first floor level and, as such, no unacceptable loss of privacy will occur.

The modest scale of the porch addition and the spacing afforded between the first floor extension and the boundary with No. 9 to the east will also mitigate any potential adverse impacts on the amenity of this property. In addition, whilst noting the comments of the occupiers of No. 7 and acknowledging that the development will bring an upper floor window in closer proximity than is currently the case, the relative separation distance is considered to be sufficient to negate any undue overlooking, with the highway (Maddoxford Way) as a significant intervening feature. Views out onto the street from first floor front windows are also not deemed to be an unusual occurrence within a residential area and there are other examples of this within the road.

In terms of the matters raised in relation to the potential construction related impacts associated with the extension, it is accepted that development works can result in a degree of disruption during their undertaking. The LPA cannot, however, refuse an application on these grounds and, given that the works are for relatively modest householder extensions, it would not be considered reasonable to place additional restrictions on the development in this case. An informative will, however, be added to the decision notice to request that works are undertaken in a considerate manner and to refer the applicant to the Council's code of best practice in this regard. Should any works cause an undue level of disturbance, there are separate powers available to the Council's Environmental Health Team to investigate this under statutory nuisance legislation.

- The access arrangements to the dwelling will remain unchanged and a sufficient level of on-site parking will be maintained, with the Council's adopted Residential Parking Standards SPD requiring that dwellings of 4 bedrooms or more provide 3 on-site car parking spaces. As denoted on the submitted proposed site layout plan, these spaces are available on the site frontage / driveway and, as such, the required standard would be met.
- In terms of the potential ecological impacts of the development, the proposals have been considered by the Council's Ecologist who has raised no objection to the application, with no further survey work also being deemed to be required. The requested informative in relation to the possibility of the presence of bats being discovered during the undertaking of the works will be added to the decision notice, as will a further informative in respect of the recommended precautionary measures to protect wildlife during construction. Finally, a condition will be imposed to require the installation of a bat or bird box prior to the approved extension being brought into use in order to secure a net gain for biodiversity.

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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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. In this particular instance and when considering the impact of climate change, the proposed development would be expected to be resilient to its potential effects.

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.

Recommendation:

PERMIT ☒

REFUSE ☐