

DELEGATED OFFICER REPORT

Application Ref: H/25/99171

Site Address: 21 MARLS ROAD, BOTLEY, SOUTHAMPTON, SO30 2EY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension with a pitched roof set back. Single Storey rear extension with flat roof, parapet wall with aluminium capping, roof light. area. First floor rear extension. Loft conversion hip to gable. Rear box dormer tile hung. Alterations to fenestration. To raise and extend decking area.

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

Planning History?	Yes ☒	No ☐
H/24/98452 - Two storey wrap around extension. Single storey rear with a flat roof and parapet wall with aluminium cladding and roof lights; Raised decking to the rear - Withdrawn By Applicant - 24/01/2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One letter of objection has been received. The concerns raised relate specifically to the proposed first-floor rear extension. The objector considers that the scale and width of the extension, spanning across the rear of the dwelling, would result in a loss of natural light and outlook to their bedroom, which is located at first-floor level.		
Parish Council:	Parish Council has queried the scale and extent of the proposed development and has requested further information in order to fully understand the context of the scheme. Their initial view is that the proposal may represent overdevelopment of the site.		
Ecologist:	<u>21/05/2025 (Summarised)</u> I have reviewed the site photos and only see a few potential bat roost features on the hanging tiles above the front porch. The area of the garden closest to the house is already covered by a deck, so not likely to provide habitat for hedgehogs. <u>30/04/2025 (Summarised)</u> There are records of bats and hedgehogs near this site. The proposals will affect the roof and the garden. 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.		
Tree Consultant:	No arboricultural objection.		
Southern Water:	In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed		

	and constructed to prevent the ingress of flood water into the sewerage network.
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Site Visit:	Yes ☒	No ☐
Details: 22 nd November 2024.		

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 77)

Assessment: <u>Site context and surroundings</u> 21 Marls Road is a two-storey, three-bedroom semi-detached dwelling located on the eastern edge of Hedge End. The property features a detached garage positioned to the side of the main dwelling and a single-storey rear extension which leads onto a raised decking area. The surrounding area is residential in nature, characterised by 1970s and 1980s detached and semi-detached properties. Many neighbouring dwellings have been extended to the rear <u>Proposal</u> The application seeks planning permission for the demolition of the existing garage and the construction of a single-storey side extension, a single-storey rear extension, two first-floor rear extensions, and a loft conversion involving a hip-to-gable roof alteration and the addition of a rear dormer. The scheme also includes alterations to the existing fenestration and the raising and extension of the existing rear decking area. The single-storey side extension would project approximately 2.0m from the side elevation and feature a mono-pitched roof. It would adjoin the proposed single-storey rear extension, which would extend approximately 7.0m beyond the original rear wall and incorporate a flat roof with a parapet and aluminium capping, along with rooflights to provide natural light. Internally, these extensions would facilitate a reconfigured ground floor layout, creating an open-plan kitchen and dining area, as well as accommodating a utility room, study, and ground floor shower room. At first-floor level, the proposal includes two rear extensions designed to enlarge existing bedrooms. One element, sited closer to the attached neighbour, would project 1.5m, while the other would extend by 3.5m. The loft conversion involves a hip-to-gable roof alteration to create additional headroom and internal space, with a rear-facing box dormer finished in tile hanging. This would provide accommodation for a new bedroom with en-suite facilities. This application is a revised scheme following the withdrawal of a previous proposal (H/24/98452), which included a two-storey side extension and was considered to have a detrimental impact on the character and rhythm of the street scene.

Policy and 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.

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.
- Both single-storey side extension and a hip-to-gable roof conversion would be visible from the public realm. However, the street scene along Marls Road is varied, with a number of neighbouring properties having already undergone similar alterations. In particular, it is noted that single-storey side extensions are a common feature in the area, and the immediate neighbour at No. 23 has previously implemented a hip-to-gable roof extension. As such, these elements of the proposal would not appear out of keeping with the established character of the street or introduce any alien features to the visual rhythm of the locality.
- The proposed flat-roofed rear dormer is considered of a scale and design that would ordinarily fall within the scope of permitted development rights under Class B of the General Permitted Development Order (GPDO). Moreover, a comparable dormer has already been constructed at No. 23, reinforcing the visual acceptability of such a feature within the local context.
- The proposed single-storey rear extension and first-floor rear additions are located to the rear of the property and are not prominent from the street scene. As such, their visual impact is considered limited. The extensions would utilise materials to match the existing dwelling, including brickwork and roof tiles, ensuring visual continuity with the host building.
- While a concern has been raised by the Parish Council regarding potential overdevelopment, it is considered that the plot is generous in size and would continue to benefit from a substantial rear garden. The proposed works involve the removal of the existing detached garage and rear extension, which helps to offset the increase in overall footprint. Therefore, the scheme is not considered to constitute overdevelopment of the site.

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.
- To the north, the proposed single-storey side extension would sit adjacent to the flank elevation of 19 Marls Road. This elevation does not contain any windows and serves as a blank side wall, thereby limiting the potential for any harmful impact in terms of loss of light, outlook, or privacy.
- While the proposed single-storey rear extension is substantial in depth, its single-storey nature, flat roof design, and siting adjacent to an existing extension at No. 23 mean that it would not result in an unacceptable loss of light or outlook to this neighbouring property.

- The proposed hip-to-gable loft conversion and rear dormer would sit comfortably within the existing roof profile and reflect a similar form and scale to the dormer at No. 23. As such, this element is not considered to result in any material harm to neighbouring amenity.
- The proposed first-floor rear extensions, which project 1.5m and 3.5m respectively, are positioned in close proximity to the shared boundary with No. 23. Given their depth and orientation, these elements have the greatest potential to impact on the amenity of the adjoining neighbour, particularly in terms of loss of light and outlook to first-floor windows. However, based on the submitted plans, the proposed development complies with the 45-degree code, as outlined in the Council's Quality Places Supplementary Planning Document. Therefore, it is concluded that any loss of light to No. 23 would not be of a level that would warrant refusal of the application. On balance, while it is acknowledged that the development may result in some perception of increased bulk when viewed from No. 23, it is not considered that this would amount to a demonstrable or unacceptable impact on residential amenity.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs in the vicinity of the site. Given that the proposals involve works to the roof and alterations within the garden, the Council's Ecologist was consulted.
- Following a review of the submitted site photos, it was noted that only a small number of potential bat roost features were observed, specifically limited to the hanging tiles above the front porch. The garden area closest to the house, where the proposed works would occur, is currently covered by decking and is therefore unlikely to offer suitable habitat for hedgehogs. On this basis, no further ecological surveys have been deemed necessary. However, in order to safeguard protected species during the construction phase, a precautionary working method must be submitted and agreed. This can be secured by condition, and the agent has confirmed their agreement to this approach.

Trees and landscaping

- There are no significant trees located within influencing distance of the proposed development that would be affected by the works. The Council's Tree Consultant has reviewed the proposal and raised no arboricultural objection.

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.
- The proposed development would increase the number of bedrooms within the property from three to four, which requires three off-street parking spaces. While the proposal involves the loss of the existing garage and the side driveway, it is

considered that the remaining hardstanding to the front of the property is capable of accommodating three vehicles.

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 ☐