

HEWEB – Hedge End, West End and Botley Local Area Committee Monday
25 January 2021.

Application Number: H/20/88887
Case Officer: Clare Martin
Received Date: Wednesday 30 September 2020
Site Address: 63 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES
Applicant: Chris Hamp
Proposal: Single storey side extension

Recommendation: **PERMIT**

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01revA
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.
Reason: To preserve the character and appearance of Botley Conservation Area.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

This application has been referred to committee because the applicant is related to a Councillor.

Site Characteristics and Character of the Locality

1. The property is one half of a pair of semi detached two storey houses with a deep frontage accommodating car parking and trees/ landscaping. The house has an existing single storey extension within its rear garden.
2. The house and surrounding properties are of a traditional design, and although these range in scale and proportions, they share a common pallet

of materials and design features. The house and immediately adjoining properties sit along way back within their plots along an established building line. The site forms part of the historic Botley Conservation Area.

3. There are no listed buildings directly adjacent to the property and as such work at the property will not harm the setting of any listed buildings.

Description of Application

4. The proposal is for a single storey side extension to provide entrance hall, toilet and utility room and measures 2.5m(width) by 7.5m(depth) by 3.2m(height). The extension has a mono pitched roof and is of a fairly traditional design.

Relevant Planning History

5. H/19/85795 – Alterations to existing rear entrance and existing rear conservatory – Permitted (July 2019)

Representations Received

6. None

Consultation Responses

7. **Botley Parish Council - No objection**, plans should show provision for waste bins at the front of the property once the side access is removed.
8. **Built Heritage Consultant – No objection**, advice provided on external materials and detailing.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Within Botley Conservation Area

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 59.BE (General Development)
- 169.LB (Conservation Areas)

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

9. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

10. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in mid 2021. Given the status of the Emerging Plan, and the policies related to this development site, it is considered that overall considerable weight can be attributed to it. The most relevant policies are:

- DM1 (General development);
- DM12 (Heritage assets).

Supplementary Planning Documents

- Quality Places (2011)
- Botley Conservation Area (2005)

National Planning Policy Framework

11. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

National Planning Practice Guidance

12. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

13. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

14. The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Principle and Policies:

15. The site is located within the urban edge where the principle of development is acceptable providing the details accord with the relevant planning policies.

16. Saved Policy 59.BE of the Adopted Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

17. The site is also located within Botley Conservation Area where a higher standard of design is required. Saved Policy 169.LB of the Adopted Local Plan requires development within conservation area to: -

- Preserves or enhances the character or appearance of the Conservation Area or its setting;
- Not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;
- Ensure the mass, materials and form of the are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings; and
- Use materials that are appropriate to and in sympathy with the existing buildings and the particular character of the area.

Assessment:

18. The proposal is for a modest single storey side extension running the depth of the original part of the house. The extension is considered to be in proportion to the existing property and its form, detailing and materials reflect those present on the house and its parts relate well to each other.

19. The single storey extension is recessed slightly from the front of the house and will retain a clear separation gap between the property and the building immediately adjacent (at 61 High Street). The existing property sits at the end of long driveway, where the side extension will not be prominently viewed from the street scene and follows the

established building line. As such the proposal is considered to preserve the character and appearance of the Botley Conservation Area.

20. The position of the single storey extension is not considered to unacceptably impact on residential amenity, with it being sited directly adjacent to a dentist surgery rather than another residential property. The extension has a long blank side wall, with only high level windows, and so will not lead to increased levels of overlooking between the house and neighbouring building.

21. The proposed extension will not result in an increased need for further onsite car parking and there is ample space on the property's frontage to store bins without these impinging on or affecting the appearance of the conservation area.

Other Material Considerations - Equalities Implications:

22. 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:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

23. 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

24. The proposed single storey side extension is considered to be an acceptable addition to the property that preserves the character and appearance of the Botley Conservation Area and will not result in a material impact on residential amenity.

25. The application is recommended for permission and is in accordance with national and local planning policies.

