

DELEGATED OFFICER REPORT

Application Ref: H/22/93218

Site Address: 12 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FW

Case Officer: Alex Webb

Description: Two Storey Side Extension

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation - SSSI Impact Risk Zone, HRA Screening Criteria, River, SAC, SPA, Ramsar EBC Owned Land Aviation safeguarding Zone Historic Parks or Garden - Longmead House		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	Comment: - Concerns about allocation of parking spaces for this property - Existing driveway currently uses the public alleyway between no.12 and no.14 Underwood road-alleyway is constantly used by school children, dog walkers, cyclists and vehicles - it would be dangerous for any vehicle trying to emerge from the property into the alleyway. - The council should look at placing bollards at the Underwood Road end of the alleyway so access is restricted to the East Drive end - this would stop oversized vehicles trying to manouver down the alleyway when there is a much larger entrance in East drive, but still leaving access for pedestrians and cyclists.		
Bishopstoke Parish Council:	No Objection		
Ecology	I don't see any potential bat roost features in the photos. There is a possibility that birds could nest inside the garage though. Please could add the following informatives for bats and nesting birds: This application has been flagged up as being in close proximity to records of bats. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (https://www.bats.org.uk/) explains why bats are protected and what to do if you find a bat at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide		

	a defence against prosecution under this Act. It is possible that birds could nest in the garage between 1st March and 31st August inclusive. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.
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Site Visit:	Yes ☒	No ☐
08/07/2022		

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.

Assessment:
No 12 Underwood Road is a semi-detached 2-storey modern dwelling set in a linear plot. The front elevation faces north with some amenity space to the front and the majority to the rear. The property is separated from no 14 Underwood Road (to the east) by a vehicular access road/alleyway which runs parallel with the boundaries to the east and south. It also allows for access to the rear garden. The site falls fairly steeply to the south in the southern section of the rear garden. The site is surrounded by residential properties to the north, east and west. Underwood Road is characterised by 2 semi-detached dwellings of a similar design and style. To the south is Summers Place, a 2-storey property containing 5 flats and an area of open space. The proposal is for a two-storey side extension following the demolition of a existing single storey extension (currently providing the kitchen and utility room) and attached single storey workshop/store. The extension would be sited in a similar location to the existing single storey elements on the side (east elevations). It would measure 4.8m in width and 6m in depth and would have an eaves height of 4.7m and a maximum ridge height of 7.7m. The roof design would be hipped and ridge height would match the existing dwelling. Although the ridge height would not be subservient to the existing, the proposal is considered acceptable in this instance and would be suitable in the site context given the overall scale and form of the proposal. The form and style would also be in keeping with the residential character along Underwood Road. There would be two new casement windows at ground floor level and a new casement window on the front (north) elevation of the extension and an additional casement window inserted into the existing at first floor level on the front elevation. There would be a casement window at ground floor level on the side (east) elevation of the extension and a set of bi-fold doors at ground floor level and two casement windows at first floor level on the rear (south) elevation. Internally, the extension would provide an open plan family and kitchen area on the ground floor and an additional bedroom, en-suite and dressing room on the first floor. The proposal would increase the number of bedrooms within the property from 2 to 3 bedrooms. The applicant has submitted a revised block plan to show that 2 on-plot allocated parking spaces can be provided to the front of the property in accordance with policy DM14 and the residential parking standards SPD (2009).

The development is considered acceptable and complies with Policies DM1, DM2, DM11 and DM14

- The development is within the urban edge of Bishopstoke where the principle of development is acceptable.
- The design of the two-storey extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The development accords with 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.
- The design and layout respects the character and appearance of the locality.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: For the reasons set out above, the proposal is recommended for permission.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
