

DELEGATED OFFICER REPORT

Application Ref: H/22/93152

Site Address: 25 HORTON WAY, BISHOPSTOKE, EASTLEIGH, SO50 8LU

Case Officer: Claire Campbell-Best

Description: Single storey rear extension with flat roof and glazed skylight

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-up Area Nature Conservation – SSSI Impact Zone, Solent Mitigation & Disturbance Zone and HRA Screening Criteria Airport Safeguarding Zone West Horton Farm Woods SINC Waste/Minerals Site		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Bishopstoke Parish Council:	No Comments Received		
Ecology:	I don't see any potential bat roost features. There is a known bat roost within 50 m of this site. Please could you add the following informative to the decision letter: 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 at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. Biodiversity enhancement is required. Enhancing the garden with more flowering plants to attract pollinators may be the most appropriate recommendation. Additional information is available at: https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes https://www.hampshireswifts.co.uk/nesting https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 14/07/2022		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 Appraisals.

Assessment:Site and Proposal

The application site contains a modest detached bungalow set within a spacious plot set back from the highway with a hardstanding driveway to the front and side access which leads to a long, linear rear garden that backs onto designated countryside. The dwelling has a modest single storey extension located at the rear which falls within permitted development and as a result, the dwelling is stepped in at the rear. The surrounding area is mainly residential in nature with Horton Way featuring detached bungalows, many of which have been extended at the rear.

The application proposes a single storey rear extension with a flat roof parapet the ridge height would be just above the eaves of the existing dwelling and wraps around the existing single storey rear extension. The proposed extension would comprise of an open plan dining/living area with a utility room and WC which would be served by a rooflight, a set of bi-fold doors, 2no. windows and side entrance door leading to the proposed utility room.

The proposal would be finished in western red cedar vertical cladding, the proposed windows and doors would match the existing.

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension spans most of the width (approx. 7.1m) of the host dwelling and has a depth of approx. 5.45m from the original rear wall of the property. As a result of the layout, there would be a smaller projection that would extend a further 2.0m into the rear garden, resulting in a stepped in rear elevation that is currently seen on the existing and is a slightly bulky design feature. However, as the proposed extension is sited to the rear of the host dwelling, is single storey in nature and would not be visible to the public realm, the proposal is considered acceptable as the overall visual impact is significantly reduced due to these factors and would not cause any detrimental harm to the character area.
- It was noted from the site visit that the adjoining neighbours, nos. 24 and 26 Horton Way have similar sized single storey rear extensions. The scale of the proposed rear extension is in keeping with the surrounding dwellings and the proposed extension would not extend further than the extended-built lines of the neighbouring properties at the rear.
- The introduction of cladding would be a new material to the host dwelling and street scene, however as the extension would be sited to the rear it would not be visible from the road and the character to the surrounding area would be retained.
- The development would not be an overdevelopment of the site and would retain a good-sized rear amenity space.
- The proposed extension would increase the footprint of the property however the number of bedrooms remain unchanged; therefore the current parking arrangements accord with the Residential Parking Standards SPD.

- 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 proposed extension has sufficient separation distance from the adjoining neighbours nos. 24 and 26. Furthermore, the proposed development would be screened from the adjoining neighbour's rear extensions and 1.8m close board fencing along the shared boundaries either side of the application site.
- There would be the creation of 1no. window to the side (south-east) elevation which would serve the utility room, however, this window would directly fence a boundary fence and would not result in any undue overlooking. It is also noted there have been no neighbour comments.
- 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: This application is recommended for approval, subject to conditions.		
Recommendation:	PERMIT ☒	REFUSE ☐