

DELEGATED OFFICER REPORT

Application Ref: H/22/93196

Site Address: 6 NELSON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BS

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and replace lean-to roof with pitch roof with rooflights

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Southern Water 2m Buffer - Foul		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/19723/000/00	Two storey rear extension to provide kitchen with bedroom over	Permit – 25/09/1979
H/21/90311	Single storey rear extension	Refuse – 15/06/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Letter of objection form 8 Nelson Road</u> The existing extension on this house already casts significant shade on our garden. I am worried that this new extension will cast shade over more of our garden and reduce the already limited natural sunlight that reaches our kitchen. I am also worried that although this application is for a single storey it will lead to a future second storey, casting yet more darkness over our garden. This extension will also create a building which is significantly longer than others in the road. If this sets a precedent and others in the road follow suit, it will mean those that have not extended will have a very boxed-in feel to their gardens. The proposed extension is not in keeping with the rest of the road and will create a dwelling significantly larger and not in keeping with scale of buildings in the area.		
Bishopstoke Parish Council:	Bishopstoke Parish Council has no objection to this application, but would request any skips used should not impede vehicle or foot traffic.		
Southern Water Services:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022 – as per the last site visit made with planning application H/21/90311, there is a two storey rear extension in place. There are inaccuracies in the architect's plans with regards to the neighbouring dwelling no. 8 Nelson Road.		

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 Appraisals.

Assessment:Site and Surroundings

The application site contains an extended mid-terraced two storey Edwardian dwelling in a good length, linear plot located on the eastern side of Nelson Road. The area is predominately residential in nature and made up of rows of Edwardian terrace two storey properties with brick wall frontages and all of similar appearance, retaining the sense of character within the locality.

The application property has a 4m in depth two storey gable ended rear extension which is sited right up to the boundary line of no.8 Nelson Road to the north but is set in from no.4 Nelson Road to the south by 1.3m, where there is a plastic roofed lobby at ground floor level, infilling between the extension and the boundary. No.4 has a single storey flat roofed extension approx. 3.6m in depth.

The plans submitted indicate there is a single storey rear extension to no.8 but it was noted on the site visit there are no rear extensions present on this property.

Proposal

This scheme, following the refusal of a similar development (H/21/9031) proposes to further extend the property at the rear with a scaled back single storey rear extension across the width of the property and would replace to the lean-to roof of the infill section of the host dwelling with a mono-pitched roof with 3no. rooflights. The proposed single storey rear extension would have a flat roof and would be approx. 2m in depth and would extend beyond the rear wall of the original dwelling by 6.0m. The proposal would provide an enlarged open plan kitchen with a set of bi-fold doors across the rear elevation. The proposed ground floor indicates the existing living room would become a bedroom, but upon inspecting the previous application's proposed floor plans, this is considered to be an inaccuracy and would remain a living room

Principle

The site is within the urban edge where the principle of development is acceptable, subject to compliance with the relevant development plan policies.

Policy DM1

Policy DM1 of the Adopted Eastleigh Borough Local Plan (2016-2036) requires all new development should not have an unacceptable impact on the residential amenities of both new and existing residents.

Impact on Residential Amenity

The neighbours most impacted by the proposed development would be the adjoining neighbours no. 4 and no. 8 Nelson Road. No 4. has been extended to the rear at ground level and the proposed extension would be acceptable in that there would be no loss of privacy, light or outlook.

No. 8 does not have a rear extension and have objected and raised concerns relating to the overshadowing of their garden and property and being 'boxed-in' and surrounded by walls to both neighbouring boundaries at the rear.

The proposed extension is a significant addition in terms of its depth and being positioned close to the boundary with no. 8. There is an existing two storey rear extension which is

4m in depth and 5.5m high. The proposed extension would extend a further approx. 2m in depth and would be approx. 2.9m high, resulting in a 6m flank wall sited close to the boundary of nos. 6 and 8. The rear garden of the application site is enclosed, with a combination of a 1.6m (approx.) brick wall abutting the host dwelling on both boundaries and 1.8m fencing to the remainder of the side boundaries and to the rear. The brick wall and vegetation to the boundary shared with nos. 6 and 8 would partly screen the proposed single storey extension. However, given the positioning of the existing and proposed extension and the height of 5.5m at two storey level and 2.9m at single storey level, it is considered to have a detrimental impact on the residential amenity of the neighbouring property, no. 8 Nelson Road in terms of overshadowing, loss of daylight and be of an overbearing nature to those occupiers.

In addition, the 45 degree daylight tests have been applied to the proposed development and have failed, demonstrating that there will be a reduction in daylight to main habitable rooms of no. 8 Nelson Road.

Other Material Considerations

- The development would not be an overdevelopment of the site, would retain sufficient amenity space.
- 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: The proposal due to its siting would result in an unacceptable loss of outlook and light enjoyed by the occupiers of 8 Nelson Road. As such the proposal is contrary to policy DM1 of the Adopted Eastleigh Borough Local Plan (2016-2036) and Quality Places Supplementary Document and is recommended for refusal.

Recommendation:

PERMIT ☐

REFUSE ☒