

DELEGATED OFFICER REPORT

Application Ref: H/22/93547

Site Address: 64 STOKE COMMON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DU

Case Officer: Claire Campbell-Best

Description: Single storey side extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/35784/000/00	Retention of detached garage	Refuse – 14/04/1999
Z/35784/002/00	Retention of shed in rear garden	Permit – 17/12/1999
Z/35784/003/00	Alterations and extensions to convert bungalow to two storey dwelling	Refuse – 12/12/2000
Z/35784/004/00	Alteration and extension to convert bungalow to two storey dwelling with front facing dormer windows (Amended Design)	Permit – 18/06/2001
Z/35784/001/00	Erection of garage	Permit – 21/11/2005

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Bishopstoke Parish Council:	Bishopstoke Parish Council Planning Committee has no objection to this application but asked that any skips used do not impede either vehicle or foot traffic.		
Ecology:	No ecological objection. Biodiversity enhancements are required		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 26/09/22		

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.
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Assessment:

Site and Proposal

The application site comprises a detached two storey chalet style dwelling with front facing dormers located on the western side of Stoke Common Road. The property itself is set back from the road on sloping ground by a driveway and front garden. There is side access to a rear garden and which also contains a detached outbuilding/garage. The surrounding area is predominately residential in nature with a mixture of bungalows and two storey dwellings differing in styles, form, and age.

This application seeks approval for a hipped roof single storey side extension located on the northern elevation following the removal of a smaller single storey lean-to. There would also be a set of bi-fold doors installed in the rear (west) elevation of the host dwelling. The proposed extension would allow for the ground floor to be re-configured; the extension would be a larger kitchen/diner and a utility/bootroom. The existing kitchen would become a family room and would be served by the proposed bi-fold doors leading to the rear garden. The proposed side extension would be served by a front and rear window, a rooflight and a door to the side elevation. This would be finished in materials to match the existing host dwelling.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Bishopstoke where the principle of development is acceptable.
- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. The extension is single storey in nature and is subservient in appearance. The hipped roof matches that of the host dwelling and would be in keeping with the dwellinghouse.
- The design and layout respects the character and appearance of the locality.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The proposal does not result in any additional bedrooms and meets the parking standards as set out in the Residential Standards Parking 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 front window would face the public realm where overlooking is tolerated. The proposed side door would directly face the shared 1.8m boundary fence between nos. 64 and 62 and as such, there would be no concerns with any overlooking or loss of privacy. It should be noted there have been no objections from this neighbour.
- 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 ☐