

DELEGATED OFFICER REPORT

Application Ref: H/22/93540

Site Address: 88 STOKE HEIGHTS, FAIR OAK, EASTLEIGH, SO50 8AJ

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and patio (embedded on the ground)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Residential Area HRA Screening Criteria – SAC, SPA, Ramsar and River Airport Safeguarding Zones Historic Park (Stoke Park Woods)		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No Objection		
Ecology:	No objection. Biodiversity enhancements are required.		
The Gardens Trust:	No comments received		
Hampshire Gardens Trust:	No comments received		
Natural England:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/09/2022		

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 Appraisals.

Assessment:
The application site contains a two storey detached dwelling sited on a corner plot, close to the entrance of a cul-de-sac on the northern side of Stoke Heights. The dwelling has projecting two storey gables either side of the front elevation, the right gable has a single integrated garage, and the left gable has a bay window at ground floor level and there is a centralised porch and canopy roof. The property is set back from the highway with a driveway and to the rear there is a modest sized garden. The site is enclosed with a combination of a high brick boundary wall to the southern boundary facing the highway and high close board fencing surrounding the garden. The surrounding area is residential in nature and forms part of a larger 1990s housing estate containing similar style dwellings in style and form. Further north-west of the application site lies Stoke Park Woods.

This application seeks approval for a pitched roof single storey rear extension which would be located on the western elevation of the host dwelling and an embedded patio which would lead off from the side elevation of the proposed extension. The proposed development would have a depth of approx. 3.15m, a width of approx. 4.5m, an eaves height of approx. 2.4m and an overall height of 3.7m. The proposal would create a dining area and the existing kitchen would be enlarged. The proposed extension would be served by gable glazing to the rear elevation and there would be a set of bi-fold doors to the side elevation. The proposal would be finished in materials that match the 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 Fair Oak where the principle of development is acceptable.
- The design of the single storey rear extension and embedded patio is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.
- It is acknowledged the site is on a corner plot, where there are wider public vantage points, however the proposal is a modest and subservient addition to the host dwelling which would be mainly screened by the high boundary wall. The usage of matching materials with that of the host dwelling would ensure the proposed extension blends well into the street scene.
- 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 neighbour most affected by the proposals would be no. 90 Stoke Heights. The proposed extension would project approx. 3.15m closer to the neighbour and would face a window on the side elevation at ground floor level. Upon the site visit it was noted there are existing patio doors to the rear elevation of the application site in a similar location to that of the proposed gable glazing. Owing to this, a sufficient separation distance between the properties and the 1.8m close board fencing between the shared boundary which would mainly screen the proposal, it is considered the development would not cause significant material harm to nearby neighbouring amenity and is considered acceptable. There have also been no neighbour objections regarding the proposals.
- The embedded patio would not result in increased ground levels and as such there would be no concerns with any overlooking or loss of privacy with regards to this element of the proposal.
- 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.

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 ☐
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