

DELEGATED OFFICER REPORT

Application Ref: H/22/93616

Site Address: Pyle Hill Cottage, Winchester Road, Fair Oak, Eastleigh, SO50 7GQ

Case Officer: Summer Sharpe

Description: Proposed single storey rear/side extension to form a granny annexe, following the demolition of an existing garage and car port.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - HRA Screening - Surface water flooding		

Planning History?	Yes ☒	No ☐
Planning App no.	Proposal	Decision
O/21/92031	Erection of 1no. 3 bed detached dwelling with associated car parking to the side of Pyle Hill Cottage following demolition of the existing garage and carport. (Outline application seeking approval for access, layout, appearance & scale with landscaping reserved).	Refused (January 2022)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
Southern Water:	Please see online comments.		
EBC Arboriculturalist:	<u>Comments 13 October 2022 (Following the receipt of a tree report):</u> The report is adequate for the protection of the tree from construction activities and access. However, there is confusion over whether car parking spaces are being constructed within the RPA. The Block Plan shows what appears to be a proposal for 3 car spaces within the RPA of the tree, but the arboricultural report states that no further hard standing is being added to the site and so does not mention additional car parking provision. If there are car parking spaces proposed, then we will require more information, as originally requested, on this element. However, if the block pan is incorrect and no additional parking is proposed, then we will require confirmation of this. <u>Comments 7 September 2022:</u> There is a significant oak tree to the front of the neighbouring property (Oak Cottage). This tree provides important amenity to the surrounding area. The footprint of the proposed development should not impact the tree, but we are concerned about construction access and activities. To mitigate the risk from these elements, a tree protection plan can be conditioned, to protect the rooting structure of the tree. However, of most concern is the apparent use of the front garden for parking spaces. No information has been provided as to how		

	this will be achieved in relation to the oak tree. Therefore, at this stage we would raise an arboricultural objection to the proposal because of the risk of harm to the oak tree. We would invite the applicant to submit further details to help to assess the impact and mitigate (if possible). We would recommend that they engage with a suitably qualified arboricultural consultant and bear in mind the Tree and Development SPD.
EBC Ecologist:	<u>Comments 12 October 2022 (Following receipt of additional information):</u> Surface water drainage information was provided (12 October), noting that the existing soakaway would be capable of supporting the proposed extension, to which the Ecologist was agreeable to. <u>Comments 13 September 2022:</u> There are records of bats nearby, but I do not see any potential bat roost features that would be affected by this proposal. Surface water drainage information will be required. If the volume of drainage added by the extension does not exceed the capacity of the current system, then it can be used, but calculations must be provided to confirm this. Addition of informatives relating to bats and biodiversity enhancements.
Natural England:	None received.

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; and Annexes for Dependent Relatives.

Site Visit

Yes ☒

No ☐

7 September 2022.

Assessment:

Site & Surroundings

The application site comprises a detached dwellinghouse located to the east of Winchester Road, this benefits from attached and detached structures within the curtilage, including; rear extensions/ outbuildings and an attached pergola type structure to the south. The property is finished in facing brick work, white fenestration and tiled slate roof. The site itself falls within the urban edge, however to the east the land is identified as countryside, denoted by a row of trees to the rear boundary of the site.

The wider surroundings to the north, south and west generally comprise residential properties. These all vary in terms of their appearance fronting Winchester Road. Along the eastern side of Winchester Road, the application site and others, are detached benefitting from spacious plots, predominantly set back within their sites and providing off-

street parking provisions. To the immediate north the neighbour is two-storeys but to the south and further afield there are bungalows. Opposite, and to the west of Winchester Road, there are a cluster of two-storey terraced properties slightly set back from the main road by modest front gardens.

Proposal

The application proposes the addition of a single storey rear/side extension to form a granny annexe, following the demolition of an existing garage and car port. The proposal has been amended during the application process whereby the proposed extension has been set back from the principal elevation, the omission of bin store to the frontage and a reduction in width.

The proposed side extension would be set back from the principal elevation by approx. 0.7m, would project approx. 6.6m from the host dwellings southern elevation and would measure approx. 12m in depth. The proposed extension would have a hipped roof to the frontage with a maximum height of 3.2m and eaves which would measure approx. 2.2m. To the side and rear, the proposed extension would have a flat roof, measuring approx. 3m in height. The proposal would be finished in materials to match the existing.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations. The proposal would also relate to the creation of an annexe, whereby there is further criteria necessary, this relates to: design, link to the main dwellinghouse, access etc. which will be expanded upon within this report.

Background

Previous planning application referenced O/21/92031 sought to obtain outline permission for the erection of 1no. 3 bedroom detached dwelling.

This application was refused for the following reasons:

- 1) *The proposed dwelling, by reason of its position and siting within the curtilage of Pyle Hill Cottage, would result in the unacceptable overdevelopment of the site and the creation of an unduly cramped layout. This in turn would appear as an oppressively prominent and incongruous form of development within the streetscene. The application is therefore contrary to the requirements of Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan 2001-2011, Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036 and the provisions of the NPPF.*
- 2) *The proposed dwelling, owing to the close proximity to the shared southern boundary, combined with the two-storey nature would result in an oppressive and overbearing impact upon the amenities of the neighbouring property to the south (Roneca). The proposal is therefore contrary to the requirements of Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan 2001-2011, Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036, and the provisions of the NPPF.*
- 3) *The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Saved Policy 25.NC of the adopted Eastleigh Borough Local Plan Review 2001-2011, Policy DM11 of the Emerging Eastleigh Borough Local Plan 2016-2036, the*

provisions of the NPPF and the Conservation of Habitats and Species Regulations 2017.

Following this refusal, the proposals have been amended to create an attached annexe in lieu of a separate dwellinghouse.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposals have been amended during the process of the application whereby they have been set back from the principal elevation and reduced in terms of their width. It is acknowledged that the proposal has a large footprint, however owed to the size of the existing plot, single storey nature, set back from the principal elevation and matching materials, the proposals are considered to be appropriate with regard given to the host dwelling and associated curtilage.

As the proposals seek to create an annexe, it is important to understand the relationship between the host dwelling and proposal. The proposal would have one internal link door connecting the proposed annexe to the host dwellinghouse and 2no. doors leading to the shared external amenity area. It is, however, recommended that conditions be imposed to ensure the proposals are used in conjunction with the host dwelling and do not create a separate residential unit.

Overall and to conclude, the proposals are considered to be in accordance with the abovementioned Policy and would therefore be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the siting of the proposal to the south, the neighbour to the north is unlikely to be impacted upon.

The proposed extension would be situated to the southern elevation of the host dwelling and would be set in varying amounts from the southern boundary ranging between 3.4m – 3.7m. This separation distance, combined with the single storey height and low eaves is not considered to result in an adverse impact upon the amenities of the neighbouring property to the south.

The proposals are therefore considered to be in accordance with the abovementioned Policy and SPD.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The Council's SPD sets out that for a 3no. bedroom property there should be the provision of 2no. off-street parking provisions. This is currently provided on site in the form of a large

driveway, enclosed by a low-level brick wall. The proposals would increase the amount of bedrooms to 5, in turn also increasing the amount of off-street parking provisions (3).

It should, however, be noted that the Council's Arboriculturalist raised concern with regard to the originally submitted block plan (15 August 2022) which showed parking provisions within the RPA of the neighbouring tree. From the site visit it was noted that there was no hard surfacing within this area, nor is there any proposed as part of this application. Further, and as a result of the amended plans a subsequent block plan was submitted (26 October 2022). This shows that there would be no parking within the RPA of the tree. Therefore, and to conclude, it is noted that there would be sufficient space on site to provide the necessary parking provisions in accordance with the SPD.

Ecology & Trees

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

The Council's Ecologist and Arboriculturalist have been consulted as part of this planning application.

The Council's Arboriculturalist noted that there is a significant oak tree to the frontage of the neighbouring property. Whilst the footprint of the proposed development does not appear to impact the tree, concern was raised with regard to construction access and activities, therefore mitigation was requested. Concern was also raised with regard to the block plan (15 August 2022) which showed the creation of new parking provisions within the RPA of the neighbouring tree.

Following the receipt of a tree report (13 October 2022), the Council's Arboriculturalist confirmed that the report was adequate for the protection of the tree from construction activities and access. As such, it is recommended that these measures be secured via condition. In addition, an amended block plan was submitted (26 October 2022) which shows that there would be no parking provisions within the RPA of the neighbouring tree.

The Council's Ecologist originally commented advising that there are records of bats nearby, however, they did not consider that there were any potential bat roost features that would be affected by the proposals. Therefore, they recommended biodiversity enhancements.

Drainage

Policies DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulate that new development must provide sustainable drainage systems (SuDs) wherever feasible, naturalised filtration should also be included.

The Council's Ecologist requested additional information in relation to surface water drainage. The Agent provided additional information noting that the existing soakaway would be capable of supporting the proposed extension. The proposal is therefore considered to be acceptable in this regard.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐