

DELEGATED OFFICER REPORT

Application Ref: H/22/93253

Site Address: 9 ROGERS ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DZ

Case Officer: Claire Campbell-Best

Description: Demolition of existing garage, single storey side/rear extension and alteration to fenestration (Amended plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Nature Conservation – SSSI Impact Zone and GRA Screening Criteria Aviation Safeguarding Tree Preservation Order Environment Agency Surface Water Flooding – 100 and 1000 year extent HCC Waste/Minerals Site Historic Parks/Gardens – Stoke Park Woods		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Bishopstoke Parish Council:	No comments received		
Trees:	Despite a TPO being active on the site, no significant trees are within influencing distance of the proposed extension		
HCC Waste and Minerals:	No comments received		
The Gardens Trust:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out on 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:
<u>Site and Proposal</u> The application site contains a semi-detached bungalow located on the eastern side of Rogers Road. The dwelling itself is set back from the highway in a large linear plot with a detached single garage to the south-east, set back from the host dwelling. The site has an open frontage with a low retaining wall and a driveway that leads up to the side of the property ending at the garage. To the rear there is a large garden which backs on to Stoke

Park Woods. The site is enclosed with a combination of close board fencing, hedging, trees and vegetation.

The surrounding area is mainly residential and features similar pairs of semi-detached bungalows with central pitched roofs and single storey front projections. Rogers Road has a natural curve with properties set back from the highway in similar length plots with many of the properties having been altered/extended over time.

This application seeks approval for a single storey side and rear extension following the removal of the existing garage. The proposed extensions would wrap around the host dwelling and would allow for significant internal reconfiguration, which would incorporate an open plan kitchen/living area and 2no. additional bedrooms and ensuite. The existing front door would be relocated slightly further east along the southern elevation and would incorporate a canopy porch. There would also be a roof lantern and a set of bi-fold doors serving the proposed rear extension and 3no. windows serving the side extension. The proposals would be finished in materials to match the existing.

The proposal development would have a flat roof and following receipt of amended plans received on 07 October 2022, the roof would also be hipped in at the proposed rear elevation.

Principle

The development is within the urban edge of Bishopstoke where the principle of development is acceptable providing the development complies with local plan policies considered acceptable and complies with policies DM1, DM11 and DM14.

Design and layout

The proposed single storey side, rear extension and canopy porch, following the receipt of amended plans, is considered to be acceptable and is suited to the host dwelling in terms of form, scale and appearance.

The proposed canopy porch is a modest addition to the host dwelling and sited to the side elevation and would not be visually obtrusive within the street scene.

The proposed rear element of the proposal is sizeable in depth (approx. 9.4m), however the adjoining neighbour, no. 7 Rogers Road recently gained planning consent under planning reference H/22/93002 for a similar development. The proposed rear element would be in line with the adjoining neighbour's rear extension (when built). At the request of the Planning Officer, the roof to the rear would be hipped in to be akin with the neighbouring development and add a sense of balance and consistency with regards to the semi-detached properties. It would also minimise the overall bulk and massing of the proposed rear additional reducing the visual impact.

There are other examples of sizeable rear extensions to similar semi-detached bungalows within Rogers Road:

F/15/76468 – No. 17 Rogers Road – Rear conservatory with a depth of approx. 7m.

F/15/78220 – No. 15 Rogers Road – Single storey side and rear extension with a depth of approx. 6m.

It was noted in both Officer Reports that due to the siting of the extensions, the proposals were acceptable as most of the development is not significantly visible from the street scene and the resultant hipped/glazed roofs help to lessen the perceived mass.

The majority of the proposed development at No. 9 Rogers Road is also sited to the rear and would not be visible from public vantage points and factoring in the amended hipped roof design, the development is considered acceptable and takes into account the design

of similar length extensions within the locality and would be in keeping with the wider surrounding area.

The proposed side extension is the main component that would be visible to the public realm and is considered a modest addition to the host dwelling. Along with the usage of matching materials, the side extension is considered to be harmonious and respectful to the host dwelling.

As noted, while it is acknowledged the rear proposal would be a sizeable depth, due to the size of the large rear garden, it is considered not to be an overdevelopment of the site and sufficient amenity space would be retained.

Residential Amenity

The proposed side and rear extensions while sizeable are single storey in nature and would have little impact upon the neighbouring amenities of no. 7 and 11 and would not cause any detrimental harm. 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 door re-location and the 2no. windows to the proposed southern elevation would directly face the adjoining neighbour no. 11. However, it was noted on the site visit the proposed door and windows would be entirely screened by the neighbour's attached garage which has no side windows and as such there is no concern with regards to any overlooking or loss of privacy.

Highways Safety and Parking

The application site is currently a 2no. bed dwellinghouse, which required 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. This is provided by the driveway.

The application proposed 2no. additional bedrooms, resulting in a 4no bed dwellinghouse which requires 3no off-street parking spaces on site.

Whilst no parking plan has been submitted as part of this application, it was noted on the site visit that the driveway would be able to accommodate 2no. off-street parking spaces. The front garden could also be utilised to retain the additional off-street parking required. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) sets out provisions for hardstanding, therefore this alteration may not require planning permission.

The site is also in a sustainable location where on-street car parking for 1no. vehicle would be acceptable and would not warrant a refusal on parking matters.

Other Material Considerations

The proposals would involve incorporating the boundary wall to the rear. Certificate B was provided and the adjoining neighbour was notified as part of this application and no objections were received by the neighbour relating to this matter. The applicant will be advised of their duties regarding the Party Wall Act 1996 by way of informative.

There will be no adverse impact upon trees or other natural features worthy of retention and 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 ☐