

DELEGATED OFFICER REPORT

Application Ref: H/22/93615

Site Address: 52 TWYFORD ROAD, EASTLEIGH, SO50 4HJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/38408/000/00 - ERECTION OF CONSERVATORY AT REAR - Permit - 08/02/2002 • H/21/90640 - Extension of dropped kerb - Permit - 19/08/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	Cannot see any potential bat roost features		

Site Visit:	Yes ☒	No ☐
Details: 12 th October 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 Appraisal for Eastleigh (ELAC 8)

Assessment:
The application site contains a detached two-storey 3-bedroom dwelling located in north Eastleigh. The property has an expansive driveway at the front, an amenity space at the rear, and an attached garage at the side. The surrounding area is predominately residential in nature and made up of inter-war and immediate post-war linear development of similar styles. The application seeks to erect a first-floor rear extension to provide an additional bedroom with en-suite and feature a window to the rear elevation. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The site is also part of the character area of Eastleigh (ELAC 8) which provides the following guidance on developments and that they should ensure that:
 - i) Mitigate the effects of the heavy vehicular traffic on Twyford Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - ii) Ensure that any backland development is subordinate to the existing development and served via a separate access road.
 - iii) Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

The proposal is considered to meet the requirements of the above guidance, as it would not alter the existing roof form and gabled bay windows. The site also has an expansive driveway which would accommodate up to three cars and therefore would not result in further parking problems for Twyford Road.

- The proposed first-floor rear extension is relatively modest in size which would only be built above the rear part of the existing garage, extending rearwards from the existing bathroom approximately 1.5m. As such, it would be out of the public view, and the street scene would remain as similar as that the original dwelling displays; it would not have any harmful visual impact upon the Twyford Road.
- The first-floor rear extension would follow the roof line of the existing, its proposed flat roof form is considered sufficient to reduce the overall massing and form to an acceptable scale and would enable the original building to maintain its dominance.
- Whilst the first-floor rear extension would increase the depth of the side elevation, it would not change in the space and relationship between the application property and 50 Twyford Road. A readable gap would be maintained between both properties. As such, it is considered that the proposed extension would appear as a subordinate addition and would respect the scale and proportions of the host dwelling.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed upper floor window on the rear elevation would not give rise to any further level of overlooking than the existing upper floor windows in the rear elevation; no new overlooking or loss of existing privacy would be created.

Moreover, no side facing windows are proposed which can mitigate any potential harm with regards to loss of privacy. The proposal accords with guidance set out in the 'Quality Places' SPD.

Ecology

- 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.
- There are records of bats very close to the site. Therefore, the Council's Ecologist has been consulted as part of this application. After reviewing the site photos, it is confirmed that no potential bat roost features so no further assessment is required.
- Biodiversity enhancement is required. A built-in bat brick or a swift brick may be appropriate for this extension.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and 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 proposal will add a bedroom and will result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. It is considered that the site has capacity to accommodate this.

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, 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.

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:

- Subject to Conditions.
- To conclude, after assessing the application, the recommendation is to permit. The proposed first floor side extension is modest in size so it is considered a subservient addition to the host dwelling and would not create a detriment to neighbouring properties. Also, it would be unlikely to result any further parking problems for Twyford Road.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments