

DELEGATED OFFICER REPORT

Application Ref: H/22/93894

Site Address: 58 MITRE COPSE, BISHOPSTOKE, EASTLEIGH, SO50 8QE

Case Officer: Claire Campbell-Best

Description: Single storey side extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Built Up Area SSSI Impact Risk Zones HRA Screening Criteria – River, SAC, SPA and Ramsar Airport Safeguarding Zones Historic Parks and Gardens – Stoke Park Woods Southern Water Sewers 2m Buffer – Surface Water Public Rights of Way 25 Buffer		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Bishopstoke Parish Council:	No comments received		
Southern Water Services	It is possible that a sewer now deemed to be public could be crossing the development side. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
HCC Rights of Way Officer	No comments received		
The Gardens Trust	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/10/22		

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.

Assessment:
Site and Proposal The application site contains a detached two storey dwelling on the south eastern side of Mitre Copse and lies on a corner plot, close to the entrance of a cul-de-sac. The property has an open frontage with an attached single garage to the south western elevation. To the south east, there is private garden amenity space enclosed by a combination of a brick

boundary wall and close board fencing. The surrounding area is situated within an established residential area and forms parts of a 1980s housing development of sizeable detached dwellings and attached garages. To the north of the application site lies Stoke Park Woods.

This application seeks approval for a pitched roof single storey side extension which would be located on the south western elevation. The proposed extension would comprise of a kitchen/dining room and would be served by 4no. rooflights, 1no. window to the proposed front elevation and a set of patio doors and 2no. windows to the rear elevation. This would be finished in materials to match the existing.

Principle

The development is within the urban edge of Bishopstoke where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and Layout

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. The proposed development is considered to be modest and subservient addition to the host dwelling. The usage of matching materials will ensure the development is respectful to that of dwellinghouse.
- It was noted on the site visit there are various examples of single storey rear and side extensions within the locality, therefore the development would be in-keeping with the wider surrounding area.
- While sited to the side elevation of the host dwelling, the proposed extension would be motley screened by the brick boundary wall and fencing that encloses the garden. Additionally, the orientation of the host dwelling and subsequent siting of the proposal results in the development being not overly visible to the public realm and is considered to have a minimal visual impact with regards to the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- 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 windows and patio doors to the proposed side and rear elevations would look directly into the garden on the application site. While the development would project closer to the adjoining neighbour No. 57 Mitre Copse, due to the proposal being single storey in nature, a good separation distance remaining and this neighbour not having any windows to the side elevation facing the proposal, it is considered there would be no concerns with regards to any overlooking or loss of privacy with regards to nearby neighbouring amenity.

Other Material Considerations

- Due to the development being close to a foul sewer, Southern Water were consulted upon. They confirmed a sewer may be crossing the development. The applicant will be advised by way of informative that if any sewer should be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 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 ☐