

DELEGATED OFFICER REPORT

Application Ref: H/22/94001

Site Address: 3 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft conversion with rear dormer, side velux windows and single storey side and rear extension.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Ecologist:	No potential bat roost features.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd November 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 15)

Assessment:
The application site contains a detached bungalow setting within a large plot which has an ample space to both the front and the side. The dwelling also benefits from an attached garage and a single storey rear conservatory. The surrounding area predominantly comprises residential dwellings but there are some commercial units on the opposite side of the application property. The application proposes the erection of wraparound single storey side and rear extension following the demolition of an existing rear conservatory. The proposal also seek approval to add a rear flat roof dormer for loft conversion into habitable accommodation. 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 15) which provides the following guidance on developments and that they should ensure that:
 - i) Consider the influence of the steep bank at the eastern end of Fair Oak Road on the visual impact of development
 - ii) Mitigate the effects of the heavy vehicular traffic on Fair Oak Road in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces.

The proposal is considered to meet the requirements of the above guidance, as the proposal is modest in size and scale, thereby the effect on the visual character of the locality is limited. Also, it is noted from the site visit that the application site has an extensive front/side area providing ample parking, as such the proposal would not result in further parking problems for Fair Oak Road.

- The proposed wraparound extensions would be single storey and set far back from the principal elevation of the main dwellinghouse. As such, its visual impact would be limited and would not have a detrimental impact on the character of the area. It was also noted upon the site visit that any development to the side would be highly shielded by the existing side gate and therefore the proposed side extension would not be prominently visible within the street scene.
- The loft conversion would not appear very prominent in the street scene as the proposal would not raise the roof height of the application property. The proposed flat roof dormer would also be kept well away from the ridge and edges of the main roof in order to provide a visual frame and complement the existing features of the house in terms of proportion, position, and detailing.

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 property has no immediate rear neighbouring properties, with the closest one being distances approx. 100m away. This separation distance exceeds the recommended 22m distance between first floor rear windows. As such, the proposed rear dormer window would not create a sense of unacceptable overlooking to any rear neighbours.

- The new upper side facing windows would mostly look towards the blank flank elevation of the neighbouring dwelling (5 Whalesmead Road), and therefore privacy would be retained for both dwellings. It should be noted that no objections have been received during consultation period.

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 this property. However, it is confirmed by the Council's Ecologist that potential bat roost features around the application property.
- Biodiversity enhancements are required. Depending on the available elevations a bat box might be appropriate for this building.

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 would add a first-floor bedroom and would result in the property being categorised as having 4+ bedrooms which requires 3 off-highway spaces. Sufficient off-street parking is available within the front curtilage.

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
- The proposed single storey side and rear extension are modest in size and would not create a detrimental impact to its locality. Moreover, the proposed dormer would not dominate the roof and cause no loss of outlook or loss of privacy to any neighbours. Therefore, the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...