

DELEGATED OFFICER REPORT

Application Ref: H/22/94037

Site Address: 19 TWYFORD ROAD, EASTLEIGH, SO50 4HD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side/rear extension. First floor internal alterations
Alterations to fenestrations. Replace existing garage with carport and integral store

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • 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 Objection		
Ecologist:	This proposal is likely to affect any potential bat roost features.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

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 Eastleigh (ELAC 9)

Assessment:
The application site is a terraced house located to the north of Eastleigh. Setting in a linear plot, the detached garage is at the end of the rear garden. Access to the rear of the house is via a rear communal path. The surrounding area is predominately residential in nature and made up of rows of two-storey terraced dwellings with brick wall frontages, retaining the sense of enclosure. The application seeks approval to erect a single storey side/rear extension and replace the existing garage with a carport and integral store. 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 9) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - ii) Maintain the importance of the views to the hills from Mill Street.
 - iii) Mitigate the effects of the heavy vehicular traffic on Twyford Road in new development using measures such as boundary planting, transition spaces and orientation of internal spaces.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

The proposal is considered to meet the requirements of the above guidance, as the proposed rear extension and carport would sit a fair distance of the main road, so both elements would be well screened from surrounding properties and would not be visible from the front elevation. Also, the proposed carport would improve the existing car parking arrangements and as such would not result in further parking problems for Twyford Road. Overall, the proposal would not undermine the guidance and strength of character highlighted within the Character Area Appraisal SPD.

- It was noted upon the site visit that the detached garage is no longer an established feature along this stretch of Twyford Road and therefore the demolition of the existing garage is not considered to be harmful to the character of the host dwelling or wider surroundings. In addition to this, given the surrounding garages are varying in terms of their appearance, thus the introduction of new carport would not appear as an obtrusive feature in views along the rear communal path.
- The existing garage is in need of refurbishment as there are overgrown plantings around its rear wall. It is considered that the proposed carport would represent an improvement to the setting and context. It would also help to enhance the overall aesthetic of the application property.

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 single storey rear extension would be extended up to the common boundary, and therefore it would have greater potential to involve neighbour

impacts such as loss of light and overbearing effect. Notwithstanding these concerns, it is considered that the new layout would be functional and can provide a positive improvement to the subject property for the current occupants and any future occupants. Given the constraints of this house type with existing compact and tight relationships between dwellings, neighbours are more tolerant and accepting of potential impacts. It should be noted that no objections have been received from any adjoining neighbours during the consultation period.

- The impact of the proposed carport is very minimal as it is situated at the end of the rear garden. It would not create a significant harmful impact with regards to loss of light, outlook, or privacy.

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 near this site, so the Council's Ecologist has been consulted as part of this application. However, it is confirmed that this proposal is likely to affect any potential bat roost features.
- Biodiversity enhancements are required. This property is likely to have a north or northeast elevation available so a swift nest box might be appropriate.

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 existing garage does not appear to be in use as a parking space so the proposed carport could actually be an improvement over the existing situation.

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 proposal is not considered as a high-quality design, however taking account of the lack of objections from neighbours as well as the proposal can enhance the dated appearance of the application property and improve its dilapidated condition, the overall scale of development is deemed acceptable. In applying a planning balance, the merit of the scheme is considered to outweigh the harmful impacts, so the proposal can be supportable.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		