

DELEGATED OFFICER REPORT

Application Ref: H/22/94145

Site Address: 52 SPRING LANE, BISHOPSTOKE, EASTLEIGH, SO50 6BA

Case Officer: Claire Campbell-Best

Description: Single storey side infill extension and new roof over existing and proposed rear extension (Amended Plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
PN/21/90546	Prior Notification for the construction of a single storey rear extension (depth 5.20m, height to eaves 2.80m, maximum height 3.70m)	Prior notification Refused – 17/05/21 Note: This application was refused because the proposed works did not comply with Part 1, Class A (j) (iii) of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No Objection		
Ecology:	<u>Updated Ecology Comments on Amended Plans received 26/01/23:</u> The amended plans do not involve works to the hanging tiles on the rear dormer. A preliminary bat roost assessment will not be required for the amended application, however the roof lights on the proposed rear/side extension would allow light to shine up onto this area if they are not fitted with blinds that can be closed at night. The applicant is advised that future works to the hanging tiles on the rear dormer, whether they require planning permission or not, are still subject to wildlife protection laws which protect bats and their resting places. The following resources may be helpful: The Wildlife Trusts https://www.wildlifetrusts.org/uk-wildlife-law Bat Conservation Trust https://www.bats.org.uk/ Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/live-found-a-bat-during-works.		

	<u>Original Comments received 22/11/22:</u> This site is very close to records of bats and hedgehogs and the proposal would involve extensive works to the roof. A preliminary bat roost assessment is required. A brief letter report will be sufficient at this stage. The report should also include specific recommendations for biodiversity enhancements. Biodiversity enhancements will be required. This property may be suitable for a bat box and/or a swift nest box depending on space being available. This is difficult to determine from the plans
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 19/12/22		

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:
<u>Site and Proposal</u> The application site contains a mid-terrace two storey dwelling with a single storey rear outrigger which contains the kitchen. The property has a minimal set back from the road with a small garden area to the front and a modest garden area to the rear. The application site forms part of an established residential area consisting of a Victorian/Edwardian development of the east of Bishopstoke Centre where there is a regular grid layout of terraced and semi-detached properties with predominately shallow set backs. This application seeks approval for a single storey infill extension; this would extend out to the side between the outrigger and the boundary wall by 1.2m and would extend from the rear of the original dwellinghouse by 5.45m and would sit flush with the existing outrigger. This would have a mono-pitched roof which would also replace the existing flat roof to the current outrigger to the rear. This would be finished in materials that would match the existing. Amended plans were received 20 January 2023 which show the loft conversion and rear dormer has been omitted from the application. The assessment of this application will therefore focus on the single storey infill and replacement rear roof to the existing single storey outrigger. <u>Principle</u> The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: • The development is within the urban edge of Bishopstoke where the principle of development is acceptable. <u>Design and Layout</u>

- The design of the single storey infill extension and replacement rear roof is suited to the host dwelling in terms of its form, scale and appearance.
- The proposal is located entirely to the rear and would not be visible within the public domain, resulting in no material change within the street scene.
- The proposed extension would use materials that would match the host dwelling and therefore would be respectful to the character of the property.
- Upon the site visit, it was noted there are similar single storey rear extensions within this block of terraced housing, therefore, the proposal would be in keeping with the wider surrounding area.
- The proposal would not be an overdevelopment of the site, sufficient amenity space would remain.
- The extension would not result in any additional bedrooms, therefore parking would remain unaffected.

Residential Amenity

- The proposed extension lies to the south-west of the ground floor side and rear facing windows of 54 Spring Lane. To ensure this neighbour would not experience an unacceptable material loss of daylight, the neighbour was contacted to ascertain if their ground floor rear window served a habitable room. They confirmed this room is used as a non-habitable space and as such, the proposal is acceptable.
- The extension would be visible from the rear and side windows of 54 Spring Lane; however these windows are already impacted in terms of outlook by the single storey outrigger on the rear of no. 52 and it not considered that the single storey infill extension which slopes away from the neighbouring boundary would have a significant additional impact on the outlook from these windows.
- The extension does not propose any side facing windows; there would be 3no. rooflights and glass lantern inserted into the roof slopes and would be high level and as such, would not cause any overlooking or privacy concerns with regards to 54 Spring Lane.
- Therefore, 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.

Ecology

- Owing to the original plans received which proposed a loft conversion and rear dormer, Ecology were consulted upon. The Council's Ecologist advised a preliminary bat assessment would be required to ensure the works would not harm any protected species. As noted, amended plans were received omitting this element. Ecology were re-consulted and they advised while a preliminary bat assessment would no longer be required, if the applicant commenced a loft conversion and rear dormer under their permitted development rights, they would still be responsible for carrying out the relevant assessments before any works were commenced. Therefore, this advice will be added to the decision notice by way of informative.

Other Material Considerations

- 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.

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 ☐