

DELEGATED OFFICER REPORT

Application Ref: H/22/94402

Site Address: 6 BISHOPS COURT, BISHOPSTOKE, EASTLEIGH, SO50 6PE

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following removal of the existing garden room

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge HRA Screening Criteria – River, SAC, SPA and Ramsar Tree Preservation Order Southern Water Sewers 2m Buffer – Surface Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/15/77544	Conversion of roof to provide second floor accommodation and insertion of front and rear dormers	Permit Not implemented
F/09/66045	Erection of detached two storey dwelling with detached double garage (amended design)	Permit – 14/04/2010
F/05/53934	Erection of detached two storey dwelling with detached double garage	Permit – 31/05/2005
Z/36015/001/00	Erection of detached two storey dwelling with detached double garage	Permit – 11/01/2001
Z/36015/000/00	Outline: Erection of dwelling	Permit – 26/07/1999
Various applications for tree works		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No Objection		
Trees:	<u>Arboricultural Documents</u> Arboricultural report reference “6 Bishops Court, SO50 6PE, AMS, January 2023 v1” <u>Comments</u> There are a number of significant trees in close proximity to the proposed development. However, the applicant has supplied a suitable tree report and we concur with its finding and methods for protecting and retaining the trees during the construction. Therefore, we raise no arboricultural objection to the proposal, subject to the following compliance condition: The development must accord with the arboricultural report reference “6 Bishops Court, SO50 6PE, AMS, January 2023 v1”. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in		

	their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
Southern Water Services:	No objection – Guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 31/01/2023		

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 sizeable detached two storey dwelling with a rear conservatory located on the north-western side of Bishops Court, towards the end of a cul-de-sac. The property site sits on an incline and sits higher than most of its neighbours. The dwelling is orientated so that the south-eastern side elevation and boundary to the rear garden faces the road. To the front of the property there is a detached double garage and to the rear there is a good sized garden enclosed by a combination of fencing, hedges and trees, some of which are protected. The surrounding area is residential in nature and features detached two storey dwellings of size and appearance. This application seeks approval for a single storey rear extension following the demolition of the existing garden room. This would have a mono-pitched roof, 3no. rooflights, 1no. window to the rear and side elevations and a set of patio doors. This would be finished in materials that would match the existing. <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 rear extension is suited to the host dwelling in terms of its form, scale and appearance. - The proposal would be sited on the footprint of the existing garden room, It would be marginal increase in width (0.4m) and in overall height (0.5m) however this size increase is modest and is considered acceptable. - The extension would be sited to the rear of the property and screened almost entirely by the trees and hedging enclosing the rear garden and not viewable within the public domain. It is considered the impact of the proposal would be minimal within the street scene.

- The extension proposes more sympathetic materials than that of the existing garden room and would therefore respect the character of the host dwelling.
- Upon the site visit, it was noted that many of the surrounding properties have been extended to the side/rear at single storey level, therefore the proposal would be in keeping within the local vicinity.
- 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 neighbouring property to the west of the site, no. 5, is set on higher ground with fencing and high hedging and trees between the shared boundary, as a result, the development would not be visible to these neighbours. Additionally, the proposed windows and doors would directly face the rear garden of the application site. It is considered the proposal would have no impact with regards to overlooking or loss of privacy for this neighbour.

Trees

- Owing to the proposal being in close proximity to protected trees, an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by Arborsphere was submitted as part of this application. The Council's Tree Officer was consulted upon and they confirmed they were satisfied the trees would be protected during construction works being carried out, subject to a condition to ensure the works comply with the tree protection plan contained within the assessment.

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.

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 ☐