

DELEGATED OFFICER REPORT

Application Ref: H/22/94404

Site Address: 49 MONKS WAY, EASTLEIGH, SO50 5BE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey side extensions and loft conversion.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land		

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:	Do not see any potential bat roost features		

Site Visit:	Yes ☒	No ☐
Details: 13 th January 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 for Eastleigh (ELAC 22)

Assessment:
The application property is an end-terrace house located on the southern edge of Eastleigh. There is a lawn area to the front with driveway to the side and private garden to the rear. The surrounding area is residential in nature and made up of similar interwar two-storey semi-detached and terraced houses. The layout and uniformity of dwellings give the area a very strong character. The application seeks approval to erect a two-storey side extension and add a rear flat roof dormer for loft conversion. The proposal also includes a section of timber fencing to the side boundary. 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.
- The site is also part of the character area of Eastleigh (ELAC 22) which provides the following guidance on developments and that they should ensure that:
 - i) Minimise the requirement for on-street parking in new development
 - ii) Retain and extend the continuity in building line
 - iii) Maintain a uniformity in building heights within each street
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development

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 development is considered to be appropriate in respect of its siting, design and scale. Whilst it is acknowledged that the proposed two-storey side extension would be extended up to the boundary line, it is not considered that it would be excessive as sufficient spacing (neighbour's driveway) would remain between the properties. The proposal would not unacceptably erode the sense of openness.
- The proposed two-storey side extension would be visible in the street scene; however, it would be set back from the principal elevation, with a recessed roof ridge height to display a level of subservience as recommended in the "Quality Places" SPD. Overall, it would not stand out within the street scene and therefore it is not considered to have an unacceptable impact on the appearance of the house or the residential character of Monks Way.
- Following discussion with the agent, it was agreed to move the proposed dormer window from the front to the rear. In its current form, the rear dormer would not fail to respect the character of the locality and would not create a top-heavy appearance which would be visually obtrusive.

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.
- There is one first-floor window within the flank elevation of the neighbouring property (51 Monks Way) but it appears that it is not serving a habitable room which means that there would be no unacceptable loss of outlook or light in planning terms. Also, the proposed two-storey side extension would not contain any side facing windows, as such there will be no effect on neighbouring amenity in terms of overlooking or loss of privacy. No objections have been received from this neighbour during the consultation period.

- With regards to the proposed rear dormer window, concerns are raised that it may create a sense of unacceptable overlooking to the rear neighbours. However, the agent confirmed that this window would be completed in obscure glazing to ensure there is no loss of privacy. A condition will be imposed.

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.
- The Council's Ecologist has advised that there are several records of bats very close to the application site and several records of breeding swifts nearby. From reviewing the Officers site visit pictures, it is confirmed that no further survey is needed.
- Biodiversity enhancements will be required. A bat brick and a swift brick may 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.
- If the proposed two-storey side extension was to proceed, only 1 vehicle parking space would be available on the existing driveway. However, 1 parking space can be provided on the existing front lawn as shown on the submitted site plan, and therefore the proposal complies with the requirement of DM14.
- It is noted that the applicant will turn the front lawn into block paving, thus meeting the parking standard. Planning permission is not required if the new driveway uses permeable or porous surfacing which allows water to drain through it.

Other Matters

- The agent has confirmed in writing that the new proposed timber fence will not over the boundary line onto neighbour land.

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 would not create an unduly dominant addition to the host dwelling and would not create an unacceptable prominence to the street scene. Also, it would not have a significantly harmful impact upon the amenity of neighbouring resident. Therefore, the recommendation is to Permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		