

DELEGATED OFFICER REPORT

Application Ref: H/23/94479

Site Address: 47 SHAKESPEARE ROAD, EASTLEIGH, SO50 4FQ

Case Officer: Claire Campbell-Best

Description: Two storey side extensions and some internal alterations

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria: SAC, SPA and Ramsar EBC Owned Land		

Planning History	Yes ☐	No ☒
There appears to be no planning history for the site		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Boyatt Wood Parish Council:	<u>No objection</u> Concern for neighbouring property as extension goes to boundary line.		
Eastleigh Town Centre Council:	No comments received		
Ecology:	<u>No objection</u> The property is located in a residential part of Eastleigh. I have no records of bats directly relevant to this location although there are records of breeding swifts just to the south of this property. Given the location and lack of records, the works are unlikely to impact on bats and are therefore not contrary to emerging Local Plan Policy DM11 (Nature Conservation). I raise no objection on grounds of ecology. In the extremely unlikely event that a bat is found should permission be granted, works should stop immediately and Natural England informed: https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works A swift box or swift brick incorporated into the extension would be a suitable and beneficial enhancement for biodiversity.		
Asset Management:	No comments received		
Natural England:	No comments received		

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:

Site and Proposal

The application site contains a 1920s two storey detached dwelling with an attached single garage and rear conservatory located on the south-western side of Shakespeare Road. There is a garden and hardstanding driveway to the front of the property and a private garden to the rear. The surrounding area is predominately residential in nature and mostly made up of properties similar in age and style to the application dwelling.

This application seeks approval for a two storey side extension which would be located on the western elevation of the host dwelling following removal of the existing garage. This would have a hipped roof and would span the depth of the host dwelling and would sit flush with the principal and rear elevations. The extension would comprise of an integrated garage and enlarged kitchen/diner/family area to the ground floor and an additional bedroom and bathroom to the first floor. The existing bathroom would become a study. This would be finished in materials that would match the existing

Principle

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 Boyatt Wood where the principle of development is acceptable.

Design and Layout

- The design of the two storey side extension is suited to the host dwelling in terms of its form, scale and appearance.
- Upon the site visit the application dwelling looked tired and in need of renovation. The proposal would rejuvenate the property. The usage of matching materials will ensure the development is respectful to the character of the host dwelling.
- The extension would bring the building up to its side boundary with no. 49, while the neighbouring house itself is set in from this boundary, their garage is sited up to this boundary line. While the proposal would lessen the gap between the properties, there still would be a 1.5m separation distance between these dwellings with the development in place. As such, it is not considered the proposal would not cause unacceptable detrimental harm to the wider character area.
- It is acknowledged the roof to the extension is not set down from the main ridge nor is it set back from the principal elevation of the host dwelling. However, upon the site visit there are similar properties with two storey side extensions (namely nos. 57 and 63 Shakespeare Road) whereby the extensions sit flush and not set back from their principal elevations. Taking this into consideration, on balance, the application does not warrant a refusal on design grounds and the proposal would be in-keeping with the local vicinity.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- The two storey side extension proposes front and rear windows which overlook the street and rear garden to the application site. There are no side facing windows proposed, therefore, overall, there are no concerns with regards to any overlooking or loss of privacy to any nearby neighbouring amenity.

- The proposal, as noted would project 3.0m closer to the adjoining neighbour, no. 49 which has 3no. side facing windows that face the application site, 2no. at first floor and 1no. at ground floor level. It has been ascertained that the windows to the first floor serve a bathroom and hallway and the ground floor window is a secondary kitchen window. Therefore, there are no concerns with regards to loss of outlook or light to this neighbouring property

Highways Safety and Parking

- The development proposes an additional bedroom, resulting in a 4no. bed dwellinghouse which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.
- The proposed integrated garage does not meet the minimum standard required to be considered as an off-street parking space. The front curtilage would be able to accommodate 2no. off-street parking spaces. Although these parking arrangements are below the standard required, the application site is fairly central; there are bus stops and a row of shops along Shakespeare Road as well as a train station in Eastleigh Town Centre, all of which are in walking distance. On balance, it is not considered that the application should be refused on parking grounds due to these considerations.

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 ☐