

DELEGATED OFFICER REPORT

Application Ref: H/23/94778

Site Address: 29 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Garage conversion, ground floor rear/side extension, first floor rear extension with side dormer and juliet balcony at rear and alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • 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:	Do not see any potential bat roost features nor any habitat that would be affected by these proposals		

Site Visit:	Yes ☒	No ☐
Details: 24 th March 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 Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 14)

Assessment:
The application site contains a modest bungalow situated to the south-eastern edge of Bishopstoke. The property has been extended into the loft with front dormer to provide first floor accommodation. The surrounding area is residential in nature and has a particularly strong character due to the predominance of single storey buildings and the continuity in building line. There is also a strong uniformity in plot widths. The proposal seeks approval to convert the existing detached garage and erect a ground floor single storey side/rear extension between the main house and the garage. The proposal also includes to enlarge the first-floor bedroom with a first-floor rear extension and a side dormer. After reviewing

the plans, 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 14) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths and continuity in building line.
 - ii) Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development along Hartley Road.
 - iii) Maintain a uniformity in building heights within each street.

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.
- It is noted that many of the bungalows along Whalesmead Road and Orchard Avenue have been extended into the loft with dormers and two-storey rear extension to provide first-floor accommodation but have retained the single storey form. As such, the proposal is considered to reflect the character of the locality and the proposed developments would not appear out of context when viewed with the wider surroundings.
- The height of the host bungalow would remain as it is, thus keep the pyramid roof form at the front elevation. It is considered that the enlarged loft with side dormer would not appear prominent on the skyline as the resulting dwelling would not tower above the neighbouring bungalows and the side dormer would sit well within the roof of the host dwelling. The external appearance of the dwelling would not appear visually incongruous in this context.
- The proposed single storey side extension (utility room) would be situated in front of the existing garage and follow its design and roof form, which is therefore considered to be entirely in keeping with the general character and design of the host dwelling. Although it can be seen from the front elevation and would be finished with render, the visual impact would be further reduced by the long driveway. The used of materials would also match with the existing and therefore would not be out of character of the host dwelling.
- The existing detached garage would be converted as a garden store and linked with the single storey side extension. Taking into consideration of the proposed internal layout, it would not be a departure from residential use from within the family. A condition can be imposed upon the planning consent restricting its usage to only purposes incidental to the enjoyment of the dwellinghouse.

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.
- Whilst the proposed ground floor and first-floor rear extensions would run the full width of the house and in close proximity to the common boundary, it would not extend beyond the rear elevation of the adjacent neighbour (27 Whalesmead Road), therefore it is not considered to have any undue adverse impacts on the neighbours with regards to overshadowing and harmful loss of light or outlook. No objections have been received from the occupiers of no. 27 during the consultation period.
- The proposed side dormer window facing 27 Whalesmead Road would service an en-suite and would be expected to be obscurely glazed. In this instance, it would not result in any harmful overlooking of the neighbouring dwelling. This can be secured by a condition. In addition to this, the proposed juliet balcony at the rear would only allow overlooking to the bottom of the rear garden of 35 – 41 Whalesmead Road, and therefore there would be no unacceptable overlooking as well.

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 common toads, bats, hedgehogs, and swifts near this site. The proposal requires extensive works to the roof, and the garage is proposed to be converted. After reviewing the site photos, it was confirmed by the Council's Ecologist that there are no potential bat roost features or any habitat that would be affected by these proposals. As such, no further survey is required.

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 proposed extensions do not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements. There are also enough parking spaces to the existing driveway for 2 cars which meets the requirement of Policy DM14 and the Residential Parking Standards SPD.

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
- In conclusion, many of the properties within the immediate area have already been extended into the loft and rear, so the proposed developments would not look out of place in the street scene. Also, it is considered that it would not have a significantly harmful impact upon the amenity of neighbouring residents, the proposal is therefore recommended for permission.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments