

DELEGATED OFFICER REPORT

Application Ref: H/22/94032

Site Address: 8 BROOK ROAD, FAIR OAK, EASTLEIGH, SO50 7AY

Case Officer: Claire Campbell-Best

Description: Single storey side extension linking to detached garage to the rear and alterations to existing fenestration (Amended plans and description)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Built-Up Area HRA Screening Criteria: River, SAC, SPA and Ramsar Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
The site appears to have no relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2no. objections from 10 Brook Road on original plans (summarised): • Loss of light and overshadowing • Loss of privacy • Loss of parking • Increase in noise • Boundary planting and trees will receive no sunlight Officer note: Neighbours were re-notified of the amended plans but no formal comments were received		
Fair Oak Parish Council:	No objection		
Ecology	There are records of bats near this site, and there are hanging tiles on the front elevation. The proposed extension does not appear to affect the main roof or the front elevation. Bats sometimes roost under hanging tiles. Please could you confirm whether any hanging tiles would be affected by this extension and alterations to fenestration? Scaffolding must not be attached to areas near the hanging tiles, and precautions must be taken to avoid disturbance to this area. 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/ive-found-a-bat-during-works Biodiversity enhancements are required. This property may be suitable for a bat box and/or a swift nest box. Officers Comments: Upon receipt of amended plans, the side extension will be single storey only. From the site visit and discussions with the applicant, the hanging tiles will not be affected by the proposed extension and alterations to the fenestration.		

Southern Water Services:	No objection – guidance notes provided
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/12/2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 comprises a semi-detached two storey dwelling located on the south eastern side of Brook Road. The property is set back from the highway by a hardstanding driveway that extends down the side of the property leading to a garage with a private garden to the rear. The surrounding area is residential in nature, the properties within this section of Brook Road are set forwards of one another and feature attached garages to their north western elevations.

This application seeks the approval of a single storey side extension which would be located on the north western elevation and would attach to the existing garage to the rear. Amended plans were received 24 March 2023 which shows the two storey element has been omitted from this application as there were concerns with regards to the neighbouring property (no. 10) as the proposal would affect their outlook and light to an unacceptable degree.

The single storey would involve the conversion of the existing garage to a utility and garden store, the additional built form would comprise a new garage and study which would be served by 2no. rooflights. The proposed side extension would have a mono-pitched roof and would have a depth of 14.6m (this includes the existing garage), a maximum width of 2.9m. The eaves height would measure 2.6m and the overall height would measure 3.6m. This would be finished in materials that would match the existing.

The application also proposes alterations to the existing fenestration, this would include removing a ground floor side facing window to accommodate the proposed extension, replacing the first floor side window serving the hallway with a smaller window and the insertion of an additional ground floor side window which would serve the entrance/hallway.

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 Fair Oak where the principle of development is acceptable.

Design and Layout

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. Upon the site visit, it was noted that there are numerous examples of properties within Brook Road which attached garages. It is considered the proposals would be in-keeping with the wider surroundings and the general pattern of development within Brook Road would be retained with the development in place.
- The proposal would be finished in materials that would match the host dwelling, respecting the character of the property.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space would remain with the proposals in place.

Residential Amenity

- It is acknowledged the properties sit forwards of one another and as a result the outlook and light to habitable rooms are already impacted upon the properties within Brook Road due the positioning of the dwellings.
- The proposed extension would be set well back from the principal elevation of the host dwelling and set slightly from the boundary shared with no. 10. However, with this siting it is noted there would be an impact on light and outlook experienced by no. 10 with regards to their living room.
- Careful consideration needs to be given as to whether this impact would result in an unacceptable impact. A similar single storey extension could be constructed under permitted development and without the need for a formal planning application and as such, this would be a material consideration upon the assessment of this application. Furthermore, the proposed roof would slope away from the neighbouring boundary reducing any further undue prominence and overbearing. As such, on balance, the proposal is not considered to materially harm the outlook or daylight to such a degree that it would warrant a refusal.
- With regards to the increased noise level concerns raised by the neighbour, residential noise cannot be controlled by planning conditions. All noise concerns should be reported to Environmental Health, who would be able to deal with this concern via Environmental Health legislation.
- Concerns have also been raised with regards to the boundary hedging between nos. 8 and 10. As the hedging is non-protected, the boundary concern is considered a civil matter.

Highways Safety and Parking

- While the proposal would not include any additional bedrooms and would remain a 3no. bedroom property, there would be the loss of a parking space due to the conversion of the existing garage and the fact the proposed side extension partially sited on the existing driveway to the side of the property.
- The new garage proposed does not meet the minimum garage size requirement (6mx3m) to be considered as off-street parking space. The site would need to provide 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the driveway to the front of the house and as such, the off-street parking provision complies with the SPD.

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 ☐