

DELEGATED OFFICER REPORT

Application Ref: H/23/94903

Site Address: 74 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6LH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension to form 1 bed disabled person annex 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		

Site Visit:	Yes ☒	No ☐
Details: 13 th April 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 12)

Assessment:
The application site comprises a detached bungalow located on the southern edge of Bishopstoke. There is an area of hardstanding at the front providing onsite parking. To the rear of the property, there is an enclosed garden with a rear conservatory, veranda, and an outbuilding. The surrounding area predominantly comprises residential dwellings but there are some commercial units such as convenience store near to the application site. The application seeks approval to construct a single storey rear extension to form a 1-bedroom annexe. The proposal also includes the alteration to fenestration. 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 12) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges and semi-mature broadleaved tree planting along Oakgrove Gardens.
 - ii) Retain/reinforce the continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.
 - iv) Ensure that the form of new development relates effectively with the gable end frontages prominent in the existing development along Oakgrove Gardens.

Need

- Supporting document has been included with the application to provide the reason for the construction of an annexe. However, it should be noted that the personal circumstances of an applicant should not be used to determine the acceptability or otherwise of an application. Only in very exceptional circumstances can the personal circumstances of an applicant carry significant weight in favour of approving an application, which must be determined on planning grounds and in accordance with the relevant national and local planning policy and guidance.

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 application proposes the construction of a single storey side/rear extension to form a 1 bed annexe on the site. The building would have a L-shaped footprint under a flat roof, providing modest accommodation of a bedroom, disabled bathroom, sitting room with lobby and utility area. From the information provided, the proposed annexe would be linked to the host dwelling and there are no kitchen and cooking facilities, thus meaning that it could not function as an own separate residential unit. It is also noted that the annexe would have a shared principal access with the host dwelling. As such, the building could not be used entirely separately from the main property.
- The proposed annexe would be set back from the principal elevation and largely screen by the existing side gate, together with being single storey in nature and matching materials, the proposals are not considered to be harmful to the character and appearance of the area. It would not be prominent within the street scene.
- The existing conservatory, veranda, and an outbuilding would be demolished from the rear garden and therefore their areas can be off set against the area being created by the annexe. Demolishing the old building is also considered to improve the general appearance of the rear garden and organise the application site into a

more usable space.

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 annexe would be in close proximity to the common boundary, it is proposed to replace existing structures in a similar position and therefore the impact upon the adjacent neighbours would not be materially different to what they already experience. No objections have been received from any neighbours during the consultation period.

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.
- There is more than adequate space for parking within the curtilage for a dwelling with three bedrooms. No objection on highway grounds.

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
- Overall, the application would not have a harmful impact upon residential amenity and in keeping with the appearance of the original dwelling. Therefore, it can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments