

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/94936

**Site Address:** 1 OSBORNE GARDENS, FAIR OAK, EASTLEIGH, SO50 7NN

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Two storey rear extensions and first floor side extension above garage and all associated alterations

|                                                                                                                                                               |                                                |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

|                                                                                                                                                    |                                                |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• F/05/54861 - Two storey rear extension and single storey rear conservatory - Permit - 30/09/2005</li></ul> |                                                |                                    |

|                   |                                                                                                                    |                                             |                                           |
|-------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                 | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | No comments received                                                                                               |                                             |                                           |
| Parish Council:   | No Objection                                                                                                       |                                             |                                           |
| Ecologist:        | A preliminary bat roost assessment would most likely assess this house as having negligible bat roost suitability. |                                             |                                           |

|                                      |                                                |                                    |
|--------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 25 <sup>th</sup> April 2023 |                                                |                                    |

|                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                                |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 48)                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1 Osborne Gardens is a two-storey link-detached dwelling of traditional construction featuring facing brick walls under a concrete tiled pitched roof. The application property sets in a corner plot located to the southeast of Fair Oak centre. Ormesby Garden is characterised by 1970s to 1980s properties which are mostly linked-detached or detached and are set-off the highway with front gardens and driveways. The application seeks approval to construct a first-floor side extension above the garage and a two-storey extension to the rear. 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.

### **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.
- Whilst the proposed first-floor side extension would be clearly visible from the street and present a change in the space and relationship between the two properties, Nos 1 and 3 Osborne Gardens, the proposed development would protrude no further forward than the existing attached garage and maintain a significant set back from the front elevation of the existing dwellinghouse. In addition to this, the height of the extension ridge is noticeably lower than the main roof. As such, the design of the first-floor extension is considered to be subservient in scale and form to the host dwelling.
- The application site is within a residential area and there are examples of side extensions and first-floor side extensions on some of the nearby properties. Therefore, it would not set a precedent to further sideways extensions and spoil the open aspect that current exists. It would sit comfortably within the surroundings.
- Due to the corner location of the plot, any developments at the rear of the application property could be visible from Michaels Way. It is noted that the proposed two-storey rear extension is to replace the existing rear conservatory, and its design and appearance are almost as same as the previously approved scheme (F/05/54861). Although it is relatively large in size, it would not result in the house appearing oversized in relation to the plot. The use of matching materials could also help the development to blend in seamlessly with the host dwelling. Overall, it is not considered to have a negative impact upon the street scene and in turn upon the general character of the area.

### **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 two-storey rear extension is large in isolation, the lack of proposed side facing windows and distance from neighbouring properties could mitigate any potential significant harm with regards to loss of light, privacy and overlooking. The development accords with guidance set out in the 'Quality Places' SPD. It should be noted that no objections have been received during the consultation period.
- No side facing windows are proposed at the first-floor side extension, and therefore it would not present an overlooking risk to the adjacent neighbour.

## **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 bats and hedgehogs near this house. After reviewing the site photos, the Council's Ecologist confirmed that no potential bat roost features except for a small gap at the lower edge of the flashing on the rear of the existing garage. A preliminary bat roost assessment would most likely assess this house as having negligible bat roost suitability.

## **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 proposal will add a bedroom on first floor level and will result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. From the site visit, it was confirmed that the existing driveway can accommodate 3 vehicles. As such, there is no conflict with the aforementioned policy requirements.

## **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 proposed developments would not have a significantly harmful impact upon the amenity of neighbouring residents. Also, it would not result in the house appearing oversized in relation to the plot. For these reasons, the proposal can be recommended for approval.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments