

DELEGATED OFFICER REPORT

Application Ref: H/23/95035

Site Address: 4 KNOWLE LANE, HORTON HEATH, EASTLEIGH, SO50 7DZ

Case Officer: Claire Campbell-Best

Description: New bay to kitchen. Alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within designated countryside SUEZ Notifiable Hazard – Fair Oak Closed Landfill, Mortimer Lane, East Horton		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/38412/000/00	Construction of two storey side extension	Permit – 22/02/2002

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One letter of support received from 3 Knowle Lane		
Fair Oak Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 08/06/2023		

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a two storey semi-detached dwelling located on the south eastern side of Knowle Lane and is in designated countryside. The property itself is set within a good-sized plot and set well back from the road by a large gravel driveway. To the property's frontage is a slightly projecting two storey gable containing a ground floor bay window and to the rear there is a small utility room. The surrounding area is rural in nature, Knowle Lane is a tree lined lane with sporadic detached and semi-detached dwellings, further to the north-east lies the recently constructed Pembers Hill residential development. The adjoining neighbouring property is identical in appearance to that of the application site. This application seeks permission for the construction of an additional ground floor bay window which would be located on the principal elevation and would serve the kitchen. The proposed bay window would have a brick base, uPVC crittal style windows and a mono-pitched roof. It would measure approximately 2.4m in width, 0.7m in depth, it would

have an eaves height of 2.4m and an overall height of 3.4m. This would be finished in materials that would match the existing host dwelling.

The application also seeks permission to remove the existing ground floor utility room located and 1no. kitchen window located to the rear of the host dwelling. This would be replaced with a set of bi-folding doors that would be flush with the original rear elevation.

Principle

The general principle of development in the countryside is not usually acceptable. However, the application site is an existing residential dwellinghouse, whereby extensions and alterations are considered acceptable in principle.

Design and Layout

- The design of the proposed additional bay window and bi-fold doors (following the removal of the existing utility room and existing kitchen window) are suited to the host dwelling in terms of its form, scale and appearance.
- Both the host dwelling and adjoining neighbour have bay windows to their front elevations. While differing slightly in design to the existing, there would still be a mono-pitched roof and crittal windows that would mirror the existing bay windows, respecting the character of the host dwelling. As such, the additional bay window would be in keeping within the local vicinity.
- The proposed bay window would not project any further than the existing bay window currently in place and is not considered to be an overly dominant feature to the property's frontage. As such, the impact within the street scene would be minimal.
- It is acknowledged, the proposed bay window would result in a slight imbalance to the semi-detached pair, however, no. 3 Knowle Lane is more heavily screened from the road and the shared boundary to the front with mature hedging and vegetation. As such, this imbalance would not be overly noticeable.
- The removal of the utility room to the rear would result in overall less built form to the host dwelling and an improved functional layout to the kitchen as there would be access into the rear garden. As noted, the utility and window would be replaced with a set of bi-fold doors which would also allow more light into the kitchen.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as there are no additional bedrooms proposed.

Residential Amenity

- The neighbour most impacted by the proposals would be the adjoining neighbour no. 3. The additional bay window would result in some potential overlooking with regards to this neighbour. However, the closest neighbouring window to the proposed bay is an obscured window which serves a utility room and w.c. and as such does not generate any unacceptable overlooking or loss of privacy.
- The front bay window to the neighbouring property could also be potentially overlooked by the proposed bay window. However, due to its location and the existing relationship whereby there are already bay windows to the front which result in a similar outlook and some overlooking currently, it is considered the additional bay would not result in any unacceptable overlooking that is already experienced between the two neighbours.
- Therefore, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

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 ☐