

DELEGATED OFFICER REPORT

Application Ref: H/23/95129

Site Address: 48 STUBBINGTON WAY, FAIR OAK, EASTLEIGH, SO50 7LR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extension and second storey above a garage.

Particular Site Constraints?	Yes ☒	No ☐
• 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 from the site photos so no further survey will be necessary. In addition to a bat brick and a swift brick, flowering plants to attract pollinators would be a good biodiversity enhancement for this site.		
Asset Management Consultations:	No response is required		

Site Visit:	Yes ☒	No ☐
Details: 8 th June 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 48)

Assessment:
The application property is a two-storey, three-bedroom, detached dwellinghouse, which forms part of an estate style development and as such the surrounding area is predominately residential in character and the neighbouring properties are of a similar ages (1970s/1980s) and style. To the rear of the property there is a split-level garden and there are a set of stairs to both sides lead to the upper level which offers a planting/gardening area. The application seeks approval to erect a two-storey side

extension and a first-floor side extension above the existing garage. It is noted from the floor plan that the garage size would be slightly reduced, and part of the garage would be converted to provide a utility room and WC. 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 Stubbington Way, it would protrude no further forward than the existing side garage and maintain a significant set back from the front elevation of the existing dwellinghouse. As such, it would appear as a subordinate addition and would respect the scale and proportions of the host. The proposed two-storey side extension would sit behind the first-floor side extension. Even though its ridge height would match that of the host dwellinghouse, it is considered to allow the development an opportunity to blend in seamlessly with the first-floor side extension, which would respond positively to the architectural style and appearance of the main dwelling.
- A number of the neighbouring properties within Stubbington Way have had the addition of first floor or two-storey side extensions, albeit of varying designs and scales. Taking this into account, it is considered that the proposed extensions to the side of the property are acceptable in principle and would not represent a unique feature within the street scene. The proposed developments would not have notable impacts upon the street scene or the wider 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.
- The neighbouring property (46 Stubbington Way) is angled away from the application property and separated somewhat from the proposed extensions. And given that there would be separation on both sides of the joint boundary and the orientation of the properties, there would have no significant impact on daylight or sunlight levels to No.46. Further, the combined size and scale of the proposed extensions and their positioning is such that no overbearing impact or oppressive effect would result. It should also be noted that no first-floor side windows are proposed and so there is no unacceptable overlooking or loss of privacy.

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 very close to this site and the proposal requires work to the roof of both the house and the garage. Therefore, the Council's Ecologist has been consulted as part of this planning application. After reviewing the site photos, it was advised that there are no potential bat roost features so no further survey will be necessary. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. In addition to a bat brick and a swift brick, flowering plants to attract pollinators would be a good biodiversity enhancement for this site.

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 would only provide an enlarged kitchen and a utility room on the ground floor as well as an enlarged bedroom on the first floor. As such, no additional parking spaces is required.

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 side extensions would sit comfortably on the host property or within its immediate context. It would not create a detriment to neighbouring properties. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments