

DELEGATED OFFICER REPORT

Application Ref: H/23/95294

Site Address: 22 EAST DRIVE, BISHOPSTOKE, EASTLEIGH, SO50 6FT

Case Officer: Claire Campbell-Best

Description: Front porch and WC extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Built Up Area EBC Owned Land Historic Parks and Gardens – Longmead House		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. objection letter from 24 East Drive (summarised): - Porch will be built right up to the boundary - Does not adhere to the 45 degree rule - Will block out light to the kitchen window - Porch would be better suited further along the house Note: The neighbour raised concerns about the resale value of their property, however this is not a planning matter. The above objections are considered in the assessment below.		
Bishopstoke Parish Council:	No objection		
Asset Management:	No response required		
Hampshire Gardens Trust:	No comments received		
The Gardens Trust:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 29/06/2023		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. 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 mid-terraced dwelling located on the southern side of East Drive. The property is set back from the road by a good-sized front garden laid to lawn and has a combination of a low level brick wall and fencing as boundary treatment to the frontage. The surrounding area is residential in nature and features similar style two storey dwellings that feature a variance of differing style porches. The terraced blocks of housing along the southern side of East Drive also feature small projecting walls that form part of the porches between neighbouring properties.

This application seeks approval for the construction of a porch that would also incorporate a ground floor W.C. which would be used by the disabled occupant currently residing at the property. This would have a mono-pitched roof and would measure approximately 2m in depth and 2.9m in width. The eaves height would measure 2.4m and the overall height would be 3.4m (approx.). This would be finished in materials that would match the existing dwelling.

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 Bishopstoke where the principle of development is acceptable.

Design and Layout

- The design of the porch is suited to the host dwelling in terms of its form, scale and appearance. It would be a modest addition and the use of matching materials would ensure that the proposal would respect the character of the property.
- During the site visit, it was noted there are differing styles of porches within the surrounding area. It is considered the proposed porch would be of a similar design and scale to some of these porches within the street scene and would be in keeping with the wider locality.
- The proposed porch would comprise an entry way and a much-needed ground floor W.C. for the applicant. The proposal would improve the living conditions for the applicant.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbour most impacted as a result of the proposal would be the adjoining neighbour to the east, no. 24. This neighbour has raised concerns the porch would not comply with the 45 degree code and block the outlook and light to the one of the 3no. windows that serves the kitchen to no. 24. The window in question would be directly next to the proposed porch.
- The 45 degree test has been applied and it is acknowledged the proposed porch would not comply with the daylighting test. However, the 45 degree code is guidance as recommended in the 'Quality Places' SPD and there can be mitigating factors which can deem the proposed development acceptable.
- In this instance, the following factors have been considered:
 - The existing projecting wall and canopy roof to no. 22 dividing the two properties, already exceeds the 45 degree guidance and as such, the window the neighbour has raised concerns about already has a limited outlook.
 - No. 24 has a canopy covering that extends the entire width of the property which affects the amount of light received to the kitchen windows. The proposed porch is not considered to greatly impact upon the light received to no. 24 when taking into account this existing canopy.

- The kitchen to no. 24 is well glazed and has 3no. windows, the window affected is considered a secondary window and the kitchen would still receive plenty of light with the development in place.
- Therefore, given the above factors, it is considered the proposed porch would not worsen the overall outlook and light received to the kitchen of no. 24 to such an unacceptable degree that the development warrants refusal on this basis.

Other Matters

- 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: On balance, while the proposal would slightly reduce the outlook and light to no. 24, the development would greatly assist the needs of the applicant. Therefore, this application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐