

DELEGATED OFFICER REPORT

Application Ref: H/23/95762

Site Address: 28 SEDGWICK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FH

Case Officer: Claire Campbell-Best

Description: First floor side and single storey front extensions to form new porch, loft conversion with rear dormer and replacement single storey garage.
(Resubmission of application H/17/82138) (Part retrospective)

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

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/17/82138	First floor side and single storey extensions to form new porch, loft conversion with rear dormer and replacement single storey garage	Permit – 08/02/2018 Part implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No comments received		
Ecology:	<u>Updated comments on site visit photos received 20/09/2023:</u> As this is a retrospective application, disturbance of any bat roost features on the roof or in the loft would have already occurred. The site visit photos show potential habitat for hedgehogs and nesting birds in the garden. Nesting birds could also use the garage. Any further site clearance and demolition of the garage must be done outside of bird nesting season (i.e. done between September and February to avoid nesting season from March to August) or immediately after a check for nesting birds by a suitably qualified ecologist. Clearance of building materials and vegetation should be done by hand not by machine. No fires should be lit on site. If hedgehogs or stag beetles are found on site, they should not be handled but be left to move away to a place of safety on their own. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Any closed board fencing must include at least 2 gaps on each side (13x 13 cm minimum) to allow free passage of hedgehogs through the site. <u>Initial comments received 07/09/2023:</u>		

	There are numerous records of bats in the immediate area and these proposals involve extensive works to the roof and loft. There are also records of hedgehogs and stag beetles. To determine whether a survey is required I need to review close-up photos of the roof, soffits, fascia, areas around the windows and flashings. Photos of the garage and garden are also required. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.
Asset Management:	No response required
The Gardens Trust:	No comments received
Hampshire Gardens Trust:	No comments received

Site Visit:	Yes ☒	No ☐
Details: 19/09/2023		

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 Appraisals.

Assessment: <u>Site and Surroundings</u> The application site contains a semi-detached, two storey dwellinghouse located on the eastern side of Sedwick Road. The property is positioned at an angle to the road and is in a slightly elevated position, the rear garden inclines from the dwelling. The site also benefits from an existing detached garage and driveway. The surrounding area is predominately residential and consists of two storey, semi-detached dwellings. The Bishopstoke Methodist Church lies to the immediate north of the site. <u>Proposal</u> This application seeks permission to construct a first floor extension to the side of the host dwelling over the existing flat roof single story side extension, a porch to the front of the property, a large flat roof dormer window to the rear the dwelling with rooflight to the front, as well as a replacement detached garage to the side of the property. Planning permission was granted for the same proposal on 08 February 2018, however work commenced on site after the three-year expiry date (08 February 2021) and was subject to a Planning Enforcement investigation. The applicant agreed to re-submit a planning application to assess if the planning permission can be extended, the first floor side extension and rear dormer have been already been mostly constructed, as a result, this planning application is part retrospective. <u>Principle</u>
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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 where the principle of development is acceptable.

As noted, the site also has relevant planning history that is a material consideration upon the assessment of this application. The works proposed in this application are identical to those permitted under H/17/82138.

Design and Layout

- The design of the first floor side extension, rear dormer, front porch and garage is suited to the host dwelling in terms of its form, scale and appearance.
- The side extension is considered a subservient addition to the host dwelling with the ridge being set lower than the main ridge of the property and its front elevation being set back to a reasonable degree. The extension is also proportionate in scale and size and is considered acceptable in both form and design. These factors combine to assist in ensuring that the extension does not serve to unbalance the pair of semi-detached dwellings that the property forms part of.
- The proposed porch is considered to be appropriate in scale, form and design. While different to those on neighbouring dwellings, it is not considered to have any adverse effect on the character of the property within the street scene.
- In regards to the proposed dormer, whilst acknowledging that this is relatively substantial in respect of its size and scale, it is sited to the rear of the host dwelling and is not significantly prominent from the public realm, It is also a notable material consideration that this could otherwise be constructed under permitted development rights (Class B of the General Permitted Development Order 2015). It is therefore deemed that there would be any reasonable planning grounds to refuse the application on this basis.
- The application also proposes a detached garage to the side of the dwelling which would replace an existing garage in this position. Whilst noting the proposed garage is relatively long, it is not considered to be unacceptable in terms of its scale, form and design, nor is it disproportionate to the main property. Whilst it is set marginally forward of the current structure, it is not considered that this would cause any undue harm to the character of the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space.

Residential Amenity

- Owing to the position of the proposed extension and garage to the side of the dwelling away from neighbouring properties, the proposal is not considered to cause material harm to the amenity of the nearby neighbours.
- It is noted that new windows are positioned in the roof of the dwelling, however, it is not considered that these cause an unacceptable level of overlooking or loss of privacy for neighbouring properties and a sufficient degree of separation is afforded to the dwellings adjacent the host dwelling in this regard.
- With regard to the neighbouring properties to the rear of the application site, the separation distance is 25m to the rear boundary and 32m to the property itself. The neighbouring properties are also set at an elevated position relative to the application site. As such, it is not considered that significant harm would result to the amenity of its occupiers such as to justify the refusal of the application on these grounds.

Highways Safety and Parking

- As a result of the first floor side extension and rear dormer, the property now has an additional bedroom (four in total). This requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. These spaces can be

accommodated by the proposed garage and the driveway within the site. As such there are no highway or parking concerns.

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 ☐