

DELEGATED OFFICER REPORT

Application Ref: H/23/95934

Site Address: 34 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HH

Case Officer: Claire Campbell-Best

Description: Single storey rear extension, raised decking in rear garden and alteration to existing fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Designated Countryside (directly east of the application site) Within Established Residential Area Southern Water Sewers 2m Buffer – Foul Sewer Nature Conservation – Great Crested Newts Amber and Green Zone		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No objection		
Ecology:	<u>Updated comments on site photos received 23/10/2023:</u> I have reviewed the site photos and do not see any potential bat roost features so no further survey will be required. The proposed distance of 32 m between the decking and the woodland edge is acceptable. 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. The information requested in the previous response can be conditioned. <u>Original Comments received 19/09/2023:</u> The existing building is approximately 50 m from the edge of the woodland and 70 m from the edge of the watercourse. There are records of common toads, bats, swifts, hedgehogs, and stag beetles near this site. It is in a green impact risk zone for great crested newts. I need to review close-up photos of the existing elevations, the existing windows and the roof, soffits, fascia, and flashings and of the garden to determine whether a preliminary ecological appraisal is required. What is the actual distance between the end of the proposed decking and the woodland edge? A surface water drainage plan will be required. A precautionary working method to protect the species listed above will be required. This can be conditioned in a CEMP.		

	Biodiversity enhancements will be required. A bat brick/box, bird nest box, hedgehog home, stag beetle habitat and/or planting for pollinators may be appropriate for this application.
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/10/2023		

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 modest, detached bungalow in its original form with a rear conservatory set within a long linear plot. The property is set back from the highway by a front garden and parking area, at the rear the garden slopes steeply away from the house there is also a detached single garage within the rear garden, close the host dwelling. The surrounding area features predominately single storey dwellings within similar sized plots. While there is some variation in design, the general character of the buildings is similar with numerous properties having been extended to the rear with raised decking and patios leading off from these extensions. <u>Proposal</u> This application seeks permission to construct a single storey rear extension and raised decking following the removal of the existing conservatory. There would also be alterations to the existing fenestration; this would include replacing 1no. picture window located on the rear elevation with 1no. high level window in order to accommodate the proposal and the addition of 1no. side facing window to the northern elevation which would serve an ensuite. The single storey extension would have a part pitched and part shallow hipped roof and would measure approximately 7.9m in depth, 7.4m in width, the maximum height of the pitched roof element would be 5.6m and the hipped roof element would measure 3.1m. and would be finished in pearl grey cladding. The extension would allow for internal reconfigurations to take place. 3no. bedrooms would be located towards the front of the house, the extension itself would comprise of an open plan kitchen/family/dining area and separate snug. The existing bathroom would be enlarged, and the kitchen would become a utility and study area. The raised decking would lead off from the rear extension and would have a depth of 2.2m and have the same width as the proposed extension. The decking would have a raised height of 0.4m with steps leading into the rear garden and would be enclosed with a 1m glazed balustrade. <u>Principle</u>

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 single storey rear extension, raised decking and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance.
- It is noted the extension would have a large footprint, however the proposal is sited entirely to the rear of the host dwelling and set down from the main ridge of the house, as such the addition is considered subservient and would not impact upon the street scene.
- Upon the site visit, it was seen that many of the dwellings along this section of Whalesmead Road have sizeable rear extensions with raised decking and patios, therefore, the proposal is considered to be in keeping with the surrounding area.
- The introduction of cladding would be a new material not currently found on the host dwelling, however as the cladding would not be seen within the public realm, this material is not considered to result in an overly prominent feature which would detract from the character of the property.
- The development would not be an overdevelopment of the site, a good sized rear garden would remain with the development in place.
- The development does not propose any additional bedrooms and the site plan indicates the driveway can accommodate the 2no. off-street parking spaces required and accords with the Residential Parking Standards SPD.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the adjoining neighbours, nos. 32 and 36. The rear extension, while large is adequately screened by the outbuildings along the southern boundary shared with no. 36 and the garage contained in the site near the northern boundary shared with no. 32.
- The extension proposes a side facing window on the northern elevation which would serve the open plan kitchen/family/dining area. During the site visit, it was noted this window could have the potential to overlook the private amenity space of no. 32 which has some partial screening in the way of hedging and vegetation. Therefore, a condition will be applied to ensure this window is obscured glazed with a top hung opening window to ensure the privacy of both the applicant and the neighbour.
- The raised decking would be sited close to the neighbouring outbuilding to no. 36 which has windows facing directly onto the garden of the application site. It was noted on the site visit this outbuilding appears to be a workshop/store and not in frequent use. Taking into this into consideration as well as existing relationship, it is considered the raised decking would not impact upon the amenities of this neighbour.
- With regards to no. 32, there would be a 4.3m distance between the decking and the shared boundary which has mature hedging, trees and vegetation that would screen the majority of the neighbouring garden from any potential views.
- As noted, the gardens along this section of Whalesmead Road slope steeply away from properties which results in some level of overlooking which is unavoidable in urban areas. It is considered given the modest height of the decking and that raised platforms are a noticeable feature in these rear gardens, the proposed decking would not cause unacceptable overlooking or privacy concerns when compared to the current site and surrounding area characteristics.
- To conclude, 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.

Ecology

- Owed to the nature of the works and the site being in close proximity to protected species, Ecology were consulted upon. The Council's Ecologist requested site photos, upon review of these photos they confirmed a preliminary bat survey was not required. The Ecologist did advise a precautionary working method would be required in order to protect wildlife species, this will be conditioned in a Construction Environment Management Plan (CEMP) and this has been agreed by the agent.

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.

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 ☐