

DELEGATED OFFICER REPORT

Application Ref: H/23/95880

Site Address: 158 PITMORE ROAD, EASTLEIGH, SO50 4LT

Case Officer: Dorothy Hei-Tung-Hoh

Description: front porch, garage conversion, single storey rear extension and single storey side extension (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/03735/002/00 - Ground floor rear extension - Permit - 20/07/1978 • Z/03735/003/00 - Single storey side extensions - Permit - 03/01/1989 • Z/03735/004/00 - Change of use from post office and residential to residential, construction of hip roof above existing side extension and alteration to window and erection of porch on front elevation - Permit - 17/07/2000 • H/20/87651 - First Floor side extension and loft conversion to provide living space incorporating 1no. front dormer and 1no. velux window plus 1no. rear dormer and 2no. velux windows (amended description) - Permit - 09/06/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 5 th October 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 Eastleigh (ELAC 1)

Assessment:
The application property is a two-storey semi-detached dwelling located to the south of Otterbourne Hill. The property was initially a post office and was granted permission to undergo a change of use to a residential dwelling in 2000. Further approvals were

obtained in 2020 for the expansion of the dwelling by a first-floor side extension and loft conversion. The current application seeks permission for the erection of a front porch, a single storey side extension positioned in front of the existing garage, the conversion of the garage, and the addition of a single storey rear extension to fill the gap between the existing garage and the family room. During the site visit, ongoing construction was observed at the property, but confirmation from the agent established that these works are related to the previously approved planning developments (H/20/87651). To facilitate a comprehensive evaluation, it was requested to submit amended drawings that include the previously approved developments along with the proposed elements. The plans were duly received on 22/10/2023.

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.
- The site is also part of the character area of Eastleigh (ELAC 1) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Boyatt Lane
 - ii) Retain the grass islands and associated semi-mature trees
 - iii) Retain and extend the continuity in building line
 - iv) Maintain a uniformity in building heights within each street

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.
- The design of the front porch, with its roof form mirroring the existing canopy, is in keeping with the character of the host dwellinghouse. With dimensions of approximately 1.3m in depth and 3.2m in width, it will remain a modest addition to the original building that integrates harmoniously within the street scene.
- The proposed single storey side extension, to be utilised as a utility room, will be located in front of the existing garage. Using the same flat roof form and a single storey design akin to the current garage, it will integrate seamlessly with the existing structure. When viewed from Pitmore Road, the new side extension will bear a resemblance to the former garage, particularly as it will maintain a setback from the principal elevation, thus presenting itself as subservient to the host dwellinghouse.
- The proposed single storey rear extension will span only 1.1m in width and align with the building line of the existing rear extension. It will serve to expand the family room by filling the void between the existing garage and the family room. Given its minimal scale and rear positioning, this extension is expected to have negligible impact on the host dwellinghouse and the street scene.
- As for the garage conversion, intended for an additional utility room, will remain concealed behind the proposed single storey side extension. Owing to this positioning, the conversion will not be visible from the front elevation, further ensuring minimal visual impacts on the street scene.

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 proposed new elements in this application, including the front porch, single storey side extension, and single storey rear extension, will be modest in size. In addition to this, these extensions will maintain a single storey nature, and due to the absence of side-facing windows, they are not anticipated to give rise to any adverse effects on the neighbouring properties.
- With its intended function and standard layout, the garage conversion is not considered to create any harmful impact on adjacent neighbours in terms of loss of light, outlook and privacy.

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 proposal does not include the addition of any bedrooms therefore does not generate a need for additional parking provision.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments