

ELAC – Eastleigh Local Area Committee Tuesday 14 November 2023.

Application Number: H/23/95208
Case Officer: Dorothy Hei-Tung-Hoh
Received Date: Thursday 11 May 2023
Site Address: 233 TWYFORD ROAD, EASTLEIGH, SO50 4HT
Applicant: Rachael Rayne
Proposal: Two storey rear extension with rooflights, and alterations to fenestration
Recommendation: Permit subject to conditions

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P1, P2, P3, P4, P5, P6, P7, P8 and P9

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

Note to Applicant: 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>.

Note to Applicant: Biodiversity enhancements are requested. It is recommended to add a bat brick and a swift brick for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.

(<https://www.bats.org.uk/our-work/putting-up-your-box>) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-

west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee because the immediate neighbour is a member of staff at Eastleigh Borough Council.

Site Characteristics and Character of the Locality

2. The application property is a two-storey semi-detached 3-bedroom dwelling featuring corner-angled front bay window and a rear conservatory. The exterior finish predominantly consists of brick construction, with the exception of the ground floor level of the rear wall, which has been rendered in white.
3. There is a side gate to provide access to the rear garden, which is predominantly laid to lawn. Additionally, there is a pergola and a shed located within the rear garden.
4. The front boundary of the application site is unbounded, and the site faces onto a busy highway, Twyford Road, with both residential and commercial properties on the far side.
5. This area has a particularly strong character due to the irregular grid layout and formal building compositions around route intersections and open spaces. The streets are also very distinctive, principally as a result of the narrow tree-lined roads, wide grass verges and gable-end frontages.

Description of Application

6. The application seeks planning permission for the construction of a two-storey rear extension and the installation of two supplementary rooflights. The proposed two-storey rear extension is to enlarge the existing dining room on the ground floor, as well as to expand the third bedroom on the first floor, thereby converting it into an en-suite facility.
7. The proposed two-storey extension will extend approximately 3.7m from the rear wall and have a width of 4.3m. In terms of height, it will align with the full height of the host dwellinghouse, standing at approximately 7.0m. The extension will incorporate a gable roof design, facilitating the placement of additional roof lights on both sides of the roof slope.
8. The materials will match with the existing structure, including brickwork and tiled roofing.

Relevant Planning History

- H/22/94158 - Two storey front/side extension with addition of roof lights and alteration to fenestration - Withdrawn by Applicant - 10/02/2023

Representations Received

9. No comments were received.

Consultation Responses

10. Boyatt Wood Parish Council – No objection
11. Ecologist – No objection: do not see any potential bat roost features and the proposed extension will not affect any potential wildlife habitat. The fascia on the rear gable appears to be new and there are some patched holes in the brickwork in that area.
12. Asset Management Consultants – No objection

Policy Context and Designations Applicable to Site

- Within the urban edge
- Within Established Residential Area
- Within Built-up Area Boundary

Development Plan Local Plan Policies

Submitted Eastleigh Borough Local Plan 2016-2036

The most relevant policies are:

Strategic policies:

- S1 (Sustainable Development);
- S2 (Promotion of New Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM2 (Environmentally Sustainable Development);
- DM11 (Nature Conservation);
- DM14 (Car Parking);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Character Area Appraisal for Eastleigh (January 2008)

National Planning Policy Framework

13. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by

statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

National Planning Practice Guidance

14. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

15. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. Plan comprises the Policies of the Eastleigh Borough Local Plan Review 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle and Policy

16. 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.

Layout, design, and impact upon the character of the area

17. 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.
18. Although the proposed two-storey extension is at the same height as the host dwellinghouse, it will neither project beyond the side elevation nor extend across the full width of the dwelling. As a result, it will not appear out of scale or dominate the existing building.
19. Situated at the rear of the property, the proposed extension will not be visible from the public domain, and therefore it will not impose any adverse effects on the street scene or the overall character of the area. While it will be visible from neighbouring properties, its use of the matching roof form and materials as the existing building serve to mitigate any potential visual impact.

20. The proposed two-storey rear extension aligns with the existing architectural features and design elements of the host dwellinghouse, which will ensure a harmonious appearance that integrates well with the surrounding properties.

Residential Amenity

21. 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.
22. The proposed two-storey rear extension will not extend up to the common boundary with 235 Twyford Road, and the existing conservatory will remain in place (positioned between the proposed extension and the shared boundary). This configuration maintains a sufficient distance between the structures, mitigating the potential for any adverse impacts on residential amenities.
23. Concerning the adjacent neighbour at 231 Twyford Road, it is acknowledged that the proposed extension will be closer to this neighbour compared to the semi-detached neighbour. However, it is noted that both No.231 and No.233 (the application property) are positioned at a distance of approximately 2.5m from the shared boundaries, resulting in a cumulative separation of 5m between the proposed extension and No. 231. This separation significantly contributes to the mitigation of any potential issues related to overbearing or loss of outlook.
24. Furthermore, the application property is not directly aligned with No. 231, and in conjunction with the fact that No.231 features a single-storey rear extension, there exists a setback of approximately 2.5m between the application property and the rear wall of No. 231. Consequently, following the construction of the proposed extension with a depth of 3.7m, it will project only approximately 1.2m from the rear wall of No.231. This level of projection is considered acceptable and is not expected to result in any adverse impacts to this neighbour.
25. Additionally, considering the northern orientation of the application property in relation to the neighbour at 231 Twyford Road, the obstruction of sunlight should be minimal.
26. There are no side-facing windows proposed in the application, except for the rooflights. Given the nature and elevation of the rooflights, they are not expected to give rise to overlooking or privacy concerns for adjacent neighbours.

Access, Parking and Transport Matters

27. 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.

28. The proposal does not involve the addition of any bedrooms, thus obviating the need for extra parking provision or any impact on the existing car parking arrangements.

Ecology

29. 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.
30. There are records of bats in the neighbourhood close to this site. Therefore, the Council's Ecologist has been consulted as part of this planning application.
31. After reviewing the close-up photos of the hanging tiles, roof, fascia and soffits, the rear elevation, and the garden, it was confirmed that no further survey is required but informatives are recommended to be included on the decision notice as suggested by the Council's Ecologist.

Trees and landscaping

32. 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.

Sustainability Measures and Climate Change:

33. 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.

34. 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.
35. 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:

36. 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.
37. 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

38. The proposed two-storey rear extension aligns with the existing property's design and will not have any adverse impacts on the character of the area. Furthermore, it is not considered to cause any harmful impacts on adjacent neighbours.
39. The proposal is considered to accord with the relevant policies of the Eastleigh Borough Local Plan (2016-2036), and to guidance contained in the Council's adopted SPD and to the National Planning Policy Framework 2021 (the Framework). As such, it can be recommended for approval.

H/23/95208



Address: 233 TWYFORD ROAD
EASTLEIGH, SO50 4HT

Date: 19/10/2023 Scale: 1:1250