

DELEGATED OFFICER REPORT

Application Ref: H/23/96144

Site Address: 9 REYNOLDS ROAD, FAIR OAK, EASTLEIGH, SO50 7NA

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor side extension over an existing garage. New Roof. Roof lights.
Alterations to fenestration

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No objection		
Ecologist:	Do not see any potential bat roost features on the building.		

Site Visit:	Yes ☒	No ☐
Details: 11 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 48)

Assessment:
The application property is a two-storey, 4-bedroom detached dwelling situated in the south east of Fair Oak centre, which currently features an attached garage and a rear conservatory. The surrounding area is residential in nature and characterised by brick-built properties of varying styles, types, and sizes. The application seeks planning permission to construct a first-floor side extension above the existing garage, along with the addition of one front dormer.
<u>Principle</u>
• 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.

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 proposed first-floor side extension is to increase the available space on the first floor to enlarge the existing bedrooms, which would alter the roof form of the existing attached garage to a catslide roof, facilitating the placement of the new front dormer. Although these alterations would significantly impact the appearance of the application property and would be prominently visible from the street, it is noteworthy that both the catslide roof and front dormer are among the common features found in Reynolds Road. As such, their incorporation would not create an incongruous addition at odds with the nearby dwellings. The resulting appearance of the application property is anticipated to closely resemble that of 6 Reynolds Road.
- The height of the proposed first-floor side extension aligns with the existing main roof. However, owing to the nature of the catslide roof, its inclined angle ensures that the first-floor extension would not overpower the host dwellinghouse. Instead, the first-floor side extension would present itself as subservient and complementary to the original dwelling.
- The design of the proposed front dormer incorporates a gable roof style that would align harmoniously with the main roof structure. Its modest size would also prevent any excessive dominance over the entire catslide roof structure.

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 first-floor side extension would not include any side-facing windows, and this new structure would even obscure the original side window. Consequently, there are no concerns regarding overlooking issues toward the closest neighbour, 10 Reynolds Road.
- While acknowledging the proximity of the first-floor side extension to 10 Reynolds Road and the potential impact on light loss and overshadowing, it is important to note that due to the catslide nature of the extension, it would not constitute a full two-storey addition to the side of the application property. Therefore, the resultant effects on loss of light and overshadowing are deemed not significant enough to warrant refusal.

Ecology

- 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.

- There are records of bats very close to this site, and records of swifts nesting in the wider vicinity. As such, the Council's Ecologist has been consulted as part of this planning application. However, after reviewing the site photos, it was confirmed that no potential bat roost features on the building, and therefore no further surveys are required.
- Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. Informatives are recommended to be included on the decision notice as suggested by the Council's Ecologist.

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 would not affect the existing parking arrangements due to no alterations in the number of bedrooms and the status of the existing garage.

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:		
Recommendation:	PERMIT ☐	REFUSE ☐
Comments ...		