

DELEGATED OFFICER REPORT

Application Ref: H/23/95882

Site Address: 40 HARVEY ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6GT

Case Officer: Claire Campbell-Best

Description: Single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/11103/001/00	Erection of replacement dwelling	Permit – 14/01/1991

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No Objection		
Southern Water Services:	It appears the developer is intending to build over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over the sewer. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. Reason: To protect public sewers		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
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:

Site and Surroundings

The application site contains a two storey semi-detached dwelling located on the northeastern side of Harvey Road. The site has an open frontage with a driveway to the front and side access to a good-sized rear garden. There is an access path running parallel to the site to the northwest that leads to a substation. The surrounding area is residential in nature and contains one and two storey dwellings of a similar age and character.

Proposal

This application seeks approval for a single storey rear extension comprising an open plan office and snug, a separate home office, utility room and W.C. This would have a flat roof and would measure approximately 6m in depth, a maximum width of 6.4m and 3m in height. The extension would be set in slightly from the boundary shared with no. 38 and it would be stepped in on the west elevation, resulting in an 'L' shaped footprint. There would be 4no. windows to the proposed rear elevation, a set of bi-fold doors to the side (west) elevation and a rooflight, the extension would be finished in buff brick to match the host dwelling, the windows and doors would be grey uPVC. Upon discussions with the agent, amended plans were received which reduced the depth of the extension from 6.7m to 6.0m due to potential impact the development would have upon the adjoining neighbours, no. 38.

Principle

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 (upon receipt of amended plans) is suited to the host dwelling in terms of its form, scale and appearance. The single storey nature of the development means the proposal would be subservient to the host dwelling. It is acknowledged the depth of the extension is sizeable, however the reduction in depth combined with the stepped in element of the extension would reduce any perceived prominence or overbearing.
- The extension would be sited entirely at the rear of the host dwelling and would not be visible within the public realm. As such, the impact to the street scene would be minimal.
- The proposal would respect the character of the host dwelling, the extension would be finished in buff brick to match the host dwelling, the use of grey uPVC for the windows and doors is not considered to detract from the character of the property.
- The extension respects the surrounding area, it was noted on the site visit that relatively large extensions and outbuildings are a common feature within Harvey Road, including the adjoining neighbour.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The neighbour most impacted by the proposed extension would be the adjoining neighbour to the east, no. 38 Harvey Road.
- This neighbour has a rear north facing conservatory which measures up to approximately 5m in depth and there is a 1.8m fence between the shared boundary. It is considered that the conservatory, due to its own relative large depth would still receive a reasonable amount of outlook and light with the extension in place. As such the extension is not considered to adversely impact upon the

nearby neighbouring amenity. Additionally, the boundary fence would screen the majority of the proposed extension.

- The proposed windows to the rear elevation would look into the rear garden of the application site, the bi-fold doors to the side elevation would look onto the boundary fencing to the west. As such, the extension does not generate any loss of privacy or overlooking concerns.
- The main open plan space to the extension would comprise a home office. Initially concerns were raised with regards to this space being used as a business. The applicant has submitted a statement with this application stating the office space would be used by the residents of the property and would be for personal use only. A condition will be secured to ensure the extension shall only be used in conjunction with the host dwelling and shall not be used for business, commercial or industrial purposes in order to protect the amenity of the adjoining residential properties.
- 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.

Other Material Considerations

- The proposed extension is in close proximity to a public foul sewer, Southern Water were consulted upon and have recommended a pre-commencement condition be applied whereby the applicant must submit a build over application. The agent has agreed to this condition via email.
- 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 ☐