

DELEGATED OFFICER REPORT:**Application Ref:** F/23/96357**Site Address:** 3 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HD**Case Officer:** Clare Martin**Description:** Erection of 1no. bungalow with parking, amenity space and access off Whalesmead Road (amended scheme to planning permission F/23/94745)

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within New Forest SAC 13.8km catchment buffer • Within River Itchen SAC catchment		

Planning History?	Yes ☒	No ☐
• F/23/94745 - Erection of 1no. 3 bedroom chalet bungalow with parking, amenity space and access off Whalesmead Road – Permitted (May 23) • H/22/94001 - Loft conversion with rear dormer, side velux windows and single storey side and rear extension – Permitted (Dec 22)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Ecology Officer:	In terms of ecology and surface water drainage there are no differences between this proposal and the previous proposal, F/23/94745. Biodiversity Net Gain The biodiversity enhancement recommendations in the Preliminary Ecological Appraisal report by KJF Consultancy Ltd (February 2022) include provision of 2 bee bricks, 1 swift nest box, a hedgehog nest box, and at least two hedgehog holes in the gravel boards of any closed board fences to allow free passage of small animals through the gardens. Ecology consultation goes onto provide detailed ecology advice. Sustainable Drainage The proposed SuDS plan by ARC Architecture Ltd. (October 2023) states that alternatives to a soakaway, such as an attenuation tank may be required. This was already agreed in discharging condition 4 (DC/23/96108) for F/23/94745. The Foul and Surface Water Drainage Report, the Drainage Layout, Exceedance Flows plan and Construction Details by CGS Civils (September 2023) shows a cellular attenuation storage tank wrapped in impermeable membrane at the northern end of the site (under the drive) as infiltration tests have shown that the soil is not permeable.		
Tree Officer:	<u>No objection</u> As with the previous scheme (F/23/94745), the site does not contain any significant trees, although there are a few ornamental ones		

	scattered throughout. Ultimately, there are no arboricultural concerns given the existing site's arboricultural features, but we will still request that any granting of permission is in compliance with the submitted arboricultural documentation (same report as previous scheme).
Transport Officer:	No objection, subject to the minor widening of the existing drop kerb / vehicle crossover being undertaken, as shown on the Site, Block and Location Plan (Drw. 9687/300 (Oct 2023)). This vehicle access will then be acceptable to easily access the driveway of the proposed dwelling, where the required 2 vehicle parking spaces are located with an additional area provided for onsite turns or additional visitor parking. The existing dwelling will retain the secondary vehicle access / drop kerb, which again provides parking for the required 2 vehicles. Permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb works.
Parish Council:	No objection but would like a swift box be added to the plans.

Site Visit:	Yes ☒	No ☐
Details: Carried out as part of the previous application.		

Pre-commencement Conditions:	Yes ☒	No ☐
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 (sustainable development) and S2 (approach to new development); Development Management policies DM1(general development), DM2(environmentally sustainable development), DM11(nature conservation), DM14 (residential parking standards) Supplementary Planning Documents: Quality Places; Residential Parking Standards; Trees and Development, Character Area Appraisals.

Proposal and Site History:

The current application is a resubmission of an approved scheme for a three bedroomed chalet bungalow on the site (H/23/94745). The proposal lowers the roofline of the approved property by 1m and changes its design from a chalet to a single storey bungalow. All other aspects of the scheme are unchanged including the position of the property and its layout.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies.

Character and Appearance

The proposal is a neatly proportioned two bedroomed bungalow with a fully hipped roof, a small, flat roof and two matching front bay windows. The dwelling faces onto Whalesmead Road and includes parking/ landscaping to the front and a garden to the rear, which reflects the prevailing pattern of development. The property sits to the side of 3 Whalesmead Road, along the established building line, and is of a comparable design and proportion to the adjoining bungalows. As such the proposal is considered to fit in with the character and appearance of the locality.

Living Accommodation

The proposal meets the nationally described spaces standards, which requires new single storey, two bed, dwellings to have a minimal internal floor area of 61m². The new bungalow will be located in the existing property's garden, and both dwellings are required to have a private external amenity area of at least 60% of their floor space. The proposed and existing dwelling each have a rear garden that is around, or just under, the 60% mark. Although the rear gardens are small, they nevertheless provide useable private outdoor space and, this considered acceptable given that each property also has a landscaped front garden.

Parking

The proposal includes two tandem car parking spaces on a driveway at the side of the bungalow and space on the property's frontage to turn a vehicle. At the end of the driveway is a cycle store. The parking for the new dwelling accords with the Council's car parking standards for three bedroomed properties. The proposal will not affect the parking provision for the existing property.

Residential Amenity

The proposed dwelling will be sited next to the bungalow at 174 Fair Oak Road, with 4m to 5m separating the two buildings. The neighbouring bungalow appears to have its main windows on its other elevations with only a bedroom and a couple of small secondary windows on the southern elevation facing the application site. For bedrooms Quality Places SPD states *"Daylighting in bedrooms may also be considered but is generally considered less important except where this is the main private accommodation such as in residential Homes"*. Therefore, while it is recognised that the proposed dwelling would have an impact on the light and outlook currently received by the neighbour's bedroom window, the overall light and outlook to their main living spaces will not be affected.

Likewise, the side windows in the existing dwelling (at 3 Whalesmead) also appear to be secondary windows with their windows for their main living areas at the front and rear of the property.

In terms of privacy, the proposed dwelling has its main windows on the front and rear elevation where they do not directly overlook neighbouring dwellings.

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 Considerations

- A surface water drainage plan has been provided as part of a discharge of condition application for the original application and these details will be transferred to the amended scheme.
- A preliminary ecological assessment has been submitted and approved by the Council's ecology officer.
- The proposal will not impact upon any TPO trees or natural features worthy of retention.

Impact of SPA:

Recreational Disturbance

The site is within the 13.8km catchment area for the New Forest Special Protection Area. It is recognised that new housing developments within this catchment area are likely to result in additional visitors to the protected site. In order to mitigate for this impact the New Forest contribution paid by the developer for the original application will be transferred to this development. The contribution is towards the Council's New Forest Mitigation Strategy, which provides Suitable Alternative Natural Green Spaces within the borough and contributes towards a ranger within the New Forest.

Nutrients

The site is within the impact zone for nitrogen and phosphorus, which has been shown to have a determinantal impact on the water quality of the River Itchen SPA. A nutrient budget has been submitted for the development and this has a positive output for both nitrogen and phosphorous. The applicant intends to use the Eastleigh Borough Council scheme to mitigate for these increases and this will be secured by a pre- occupation condition.

An appropriate assessment under the habitat regulations has been completed for the development and Natural England have confirmed that the Council's nitrogen mitigation is acceptable. Natural England have objected to the Council's New Forest mitigation scheme and have asked for additional information about the Council's phosphorus mitigation scheme. However, the Local Planning Authority, as competent authority, is comfortable that the new forest mitigation scheme and phosphorous mitigation scheme are acceptable and delivers the appropriate levels of mitigation.

Notice of the permission was given to Natural England on 19th May 2023, in accordance with the Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended). A condition will be used to ensure the development does not start within the twenty-one-day notification period.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☐

REFUSE ☐

Comments ...