

DELEGATED OFFICER REPORT

Application Ref: H/23/96229

Site Address: 311 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8JU

Case Officer: Claire Campbell-Best

Description: Two and single storey side extensions, front canopy porch and single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Public Rights of Way 25m Buffer Southern Water Sewers 2m Buffer – Foul and Surface Water EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/13579/011/00	Substitution of house types plots 1-68 included	Permit – 17/11/1975
Z/13579/005/00	Erection of dwellings	Refuse – 01/14/1974
Z/13579/004/00	Residential Development – Construction of estate roads and dwellings as per plans attached	Permit – 13/08/1973

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received.		
Bishopstoke Parish Council:	Informal comments received – objection on the grounds of overdevelopment.		
Ecology:	The proposed extensions are unlikely to impact upon protected species or features of raised habitat interests and in this basis the proposals as presented as not contrary to Local Plan Policy DM11 (Nature Conservations) and I raise no objection on grounds of ecology.		
Southern Water Services:	Please be aware that the property is already built over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth of the sewer it will be necessary for the applicant to contact Southern Water.		
HCC Rights of Way Officer:	No objection subject to the following condition: No vehicles, machinery, equipment, materials, spoil, skips, scaffolding or anything else associated with the works, use or occupation of the development, shall be parked, stored or positioned on or near to Bishopstoke Footpath 781, as to cause obstruction, hindrance or hazard to its legitimate users. The public retain the right to use the Public Right of Way at all times. Reason: To protect and retain the use of the public right of way.		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 27/11/2023		

Policy:
National Planning Policy Framework

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 semi-detached two storey dwelling located on the northern side of Fair Oak Road and set within a triangular plot, narrowing towards the front of the site. The dwelling is set well back from the highway by a hardstanding vehicular access point shared with 315 Fair Oak Road and a front garden, a public right of way runs along the east of the site, leading to Beaver Drive. The surrounding area is residential in nature; the northern side of Fair Oak Road features semi-detached pairs similar in design to the application site. To the east and south of the site are detached and semi-detached two storey dwellings of differing character.

Proposal

This application seeks approval for a two storey side and single storey side extensions on the north eastern elevation, a single storey rear extension and new canopy porch.

Starting at the front of the property; there would be a flat roofed single storey side extension, incorporating a canopy porch, measuring approximately 2.4m in width, 1.6m in depth and 2.8m in height and would sit flush with the front of the dwelling. The two storey side extension would be sited directly behind this extension; it would be set down from the main ridge of the host dwelling and would measure approximately 4.3m in width, 6m in depth and 7m in height and would sit flush with the rear elevation to the host dwelling.

Lastly, a flat roofed single storey side and rear extension which would wrap around the north eastern side of proposed two storey element. The side element would slope away from the front of the two extension and would have a maximum width of 1.6m. The rear element would extend 2.7m beyond the original rear wall of the host dwelling and would have a width of 7.15m (incorporating the side element) and would adjoin the existing rear conservatory. Both the rear and side extension would have a height of 2.8m.

The proposals would be finished in materials that would match the host dwelling with the exception of the single storey side extension and canopy porch which would be located at the front of the dwelling. This element would be finished in vertical timber cladding and a dark grey fascia.

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 Fair Oak where the principle of development is acceptable.

Design and Layout

- The design of the proposals, while relatively substantial, is suited to the host dwelling in terms of its form, scale and appearance. The two storey element would alter the appearance of the property and slightly unbalance the semi-detached pair, however, due to its subservient appearance and its set back from the

principal elevation of the host dwelling, it is considered this element of the proposal would not detract from the character of the property.

- Many of the semi-detached pairs within Fair Oak Road have been extended to the side, while it is acknowledged these are at single storey level only, the two storey element is considered to be modest in design and is not detrimental to the street scene.
- The single storey wraparound element, again while sizeable, is subservient in nature and generally located towards the rear of the property. The property itself is slightly angled away from Fair Oak Road and when viewing the property in an easterly direction from Fair Oak Road, the majority of the development would not be visible as it would be stepped back from the principal elevation of the host dwelling.
- The development would be visible from the public right of way; however, the majority of the built form would be screened by the existing boundary treatment. It is acknowledged the single storey extensions would be built right up to the boundary line and could be perceived as overbearing; however, the open green space east of the public footpath would ensure open space remains with the development in place.
- The majority of the development proposes matching materials which would be respectful to host dwelling. The introduction of vertical timber cladding and the grey fascia canopy porch at the front of the property would be low-key and non-obtrusive within the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and parking would remain unaffected as the proposal would not result in any additional bedrooms.

Residential Amenity

- The neighbour most impacted as a result of the development would be the neighbour to the south east, no. 315 Fair Oak Road. This property is oriented so that its principal elevation faces north west and has an oblique view to the frontage of the application site.
- The two storey extension proposes 2no. first floor front facing windows which could potentially look into the first floor bedroom windows to no. 315. The proposed windows would serve a dressing room and ensuite and while not marked on the plans, a condition will be applied to ensure that these are obscured glazed in order to protect the privacy of both the occupants and the neighbours.
- The proposed 2no. first floor rear facing windows to the two storey extension would mostly look into the rear garden of the application site. There would be a minimum of 22m separation distance between first floor windows with the neighbours to the rear of the site which complies with the guidance set out in the 'Quality Places' SPD.
- The windows proposed on the single storey extensions are either front facing with views onto the street which are accepted and tolerated or rear facing with views into the rear garden of the application site and are not expected to generate any adverse harm to nearby neighbouring properties.
- Owing to the location of the proposals and the existing conservatory which is already in place, the development is not expected to impact upon the neighbour to the west, no. 309.
- Therefore, 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 Materials Considerations

- 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 ☐