

DELEGATED OFFICER REPORT

Application Ref: H/23/96071

Site Address: 90 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HL

Case Officer: Alexandra Stone

Description: Construction of front dormers, porch and .garden room

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
F/06/57817 – Permit – 09/10/2006 Single storey rear extension and conservatory and rear dormer window F/08/63251 – Permit – 04/09/2008 Amendment to planning permission F/06/57817, to include revisions to conservatory roof design and size increase of conservatory depth to 4.3m and width to 4.6m		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 26/10/2023 & 16/11/2023		

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:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle</u> The application is for the addition of 2no. front pitch roof dormer windows each projecting approximately 3m from the main roof slope and 2.4m in height, 2m wide. The proposals include a front porch measuring approximately 3.6m in width and 4.5m in height and 3.3m from the room slope with a depth of 1.2m. There is also a garden room proposed approximately 4m by 4m. • The development is within the urban edge where the principle of development is acceptable.

Design and layout

Within Whalesmead Road there are a few examples of front porches, most notably the two neighbouring properties to the East of the application site. These porches have small windows with a door to either the side or front of the porch, with a pitch roof. One porch has a tiled front to the gable end of the pitch roof, the other is clad.

The proposed front porch appears to be much wider than the two neighbouring properties and also exceeds them in height. Although both neighbouring properties have gable ends of different materials. The proposed has a glass frontage which may be acceptable as there is no correlation to the gable materials, however due to the excessive size of the gable it would be out of place and intrusive therefore not in keeping with the street scene.

- The design of the garden room is suited to the host dwelling in terms of its form, scale and appearance. It is located to the rear of the garden, of single storey and modest in size.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential amenity

- 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. Although the front porch is excessive in width, the height would not cause overshadowing due to the properties having good spacing between them.

Other material 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 Environment 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.

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 ☒

The design and form of the proposed porch and roof would result in an extended property that would represent a significant departure to the prevailing design and appearance of the existing properties in the street scene and would have an adverse impact on the character and appearance of the surrounding area . As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.