

DELEGATED OFFICER REPORT

Application Ref: H/23/96458

Site Address: 17 BRACKLEY AVENUE, FAIR OAK, EASTLEIGH, SO50 8FJ

Case Officer: Claire Campbell-Best

Description: Part single storey side extension, part two storey side extension and alterations to existing fenestration.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Public Rights of Way 25m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/04722/004/00	Construction of roads and erection of 346 dwelling units and garages and one block of 8 shop units with flats over	Permit – 24/12/2963

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>One objection received from 57 Brunswick Road (summarised):</u> - Proposed bedroom window will overlook garden and rear of the house - Applicants have already removed garage and application should be described as part retrospective LPA Note – The removal of the garage was not included in the description for the application. The garage can also be removed without the need for planning consent, therefore, the description has not been amended. <u>Two comments from 18 Brackley Avenue and 61 Brunswick Road were also received (summarised):</u> - There should not be any first floor windows in the side elevation of the two storey extension so there will be no intrusion of privacy. - Proposal could affect the nearby Public Right of Way. - Proposal may need a party wall agreement - Noise concerns during construction		
Fair Oak Parish Council:	No Objection		
Ecology:	No objection – Informative advised		
HCC Rights of Way Officer:	No objection – Informative advised		

Site Visit:	Yes ☒	No ☐
Details: 07/12/23		

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 1960s two storey semi-detached dwelling located towards the end of Brackley Avenue (a no-through road). The site is set within a triangular plot, narrowing towards the frontage where there is a hardstanding driveway to the front and a fully enclosed garden to the rear. There is a public right of way to the north of the site leading to other residential roads within Fair Oak. The surrounding area forms part of a dense 1960s housing development and features semi-detached pairs of similar character and design.

Proposal

This application seeks permission for a part single, part two storey side extension which would be located on the southern elevation of the host dwelling. Starting at the front of the property, there would be a single storey side extension, directly behind would be the two storey element increasing in width towards the rear of the house. The extensions would span the length of the host dwelling; it would be set in slightly from the principal elevation and have a pitched roof which would also be set down from the main ridge of the house. The proposal would allow for a W.C, utility room and open plan kitchen/diner to the ground floor and an additional bedroom and bathroom at first floor. There would also be alterations to the existing fenestration; this would include replacing the external doors to the rear elevation with bi-fold doors and reducing the size of a rear first floor window to accommodate a new ensuite. The proposals would be finished in materials that would match the host dwelling.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, not within the curtilage of residential dwellinghouse are considered to be acceptable in principle, however, would be subject to the following considerations.

Design and Layout

- In terms of design, the proposal is appropriate in terms of its form, scale and appearance. It is acknowledged the extension will alter the and unbalance the semi-detached pair, however, the extensions are subservient additions to the host dwelling which is considered acceptable. The use of matching materials will ensure the proposal does not detract from the character of the property.
- The majority of the development would be towards the rear of the property due to its staggered arrangement. The property itself is located towards the end of the street and positioned further back from the semi-detached pairs to the east. Overall the extensions would not be overly dominant within the street scene.
- It was noted during the site visit, there are other examples of two storey side extensions (19 and 28 Brackley Avenue) in the locality. Therefore, the development would be in-keeping within the wider surroundings.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The neighbours most impacted by the proposed development would be the adjoining neighbours, no. 18 and 16 Brackley Avenue and the neighbours to the rear of the site, nos. 53, 55 and 57 Brunswick Road. Nos. 55 and 57 have rear gardens that back onto the rear garden of the application site, as a result the rear elevations to these properties face each other.
- As a result of the location of the proposal, the adjoining neighbour to the north (no. 18 Brackley Avenue) would not be impacted upon.
- The neighbour to the east (no. 16 Brackley Avenue) would also not be detrimentally impacted upon due to the positioning of this dwelling; there would be a 6.2m separation distance between the properties and the two storey extension does not propose any side facing windows result in views to this neighbour's garden. The proposed bathroom window would have an oblique view to no. 16's side facing windows (serving a landing and W.C) however, this window would naturally be obscured glazed alleviating any overlooking concerns.
- However, privacy and overlooking concerns have been raised by the occupants of no. 57 in that the proposed two storey first floor rear window would overlook into their garden and rear facing windows. Currently, there is approximately a 17 to 18m separation distance between the first floor windows of the application site and nos. 55 and 57 which is already below the 22m separation distance as recommended by the 'Quality Places SPD'. Presently, the first floor rear windows to the site serve a bedroom and a bathroom which is obscured glazed (and closest to nos. 55 and 57). The proposal would change this arrangement, resulting in a bedroom window being the nearest window to these properties.
- The proposed two storey extension would project 3.4m closer to number 57 resulting in a 15m separation distance (approx.) between first floor windows. The proposed bedroom window would have an angled view into the gardens and rear windows to nos. 55 and 57, however an angled view alone is not suitable enough mitigation due to the short separation distances between the dwellings. Furthermore, this privacy concern cannot be overcome by conditioning this window to be obscured glazed as there are no additional windows to this bedroom.
- Ultimately, the development is deemed unacceptable as the positioning of the proposed bedroom window would result in an acceptable loss of privacy enjoyed by the occupiers of 55 and 57 Brunswick Road and would therefore be recommended for refusal.

Highways Safety and Parking

- As a result of the proposals, the host dwelling would become a four-bedroomed property which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.
- The site plan indicates the required parking would be accommodated within the site's curtilage.

Other Matters

- 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:

Reasons for Refusal:

- 1) The proposed part single storey, part two storey extension due to its positioning of the bedroom window would result in an unacceptable loss of privacy enjoyed by the neighbours of 55 and 57 Brunswick Road. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).**

Recommendation:

PERMIT ☐

REFUSE ☒