

DELEGATED OFFICER REPORT

Application Ref: H/26/101070

Site Address: 34 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BJ

Case Officer: Gina Aftanas

Description: Replacement of wooden windows and front door.

Particular Site Constraints?	Yes ☒	No ☐
Within Bishopstoke Conservation Area Character Area Appraisal BIFOHH 6 Bats recorded in the area Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Heritage Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/04/2026 – photographs on file.		

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> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)</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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal BIFOHH 6. <u>Character Area Guidance</u> • Retain the grass verges on St Margaret's Road and Stoke Park Road. • Retain/reinforce the mature broadleaved the planting along Stoke Park Road. • Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.

Proposal:

This application seeks approval for the replacement of wooden windows and front door.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site lies within the Bishopstoke Conservation Area and comprises a two-storey semi-detached property located towards the southern end of Church Road, in Bishopstoke. The property is set back from the road by way of a sloped grass front garden area with steps leading to the property, with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring different style house-types within the conservation area.

Character and Appearance & Impact on the Conservation Area

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

In addition, Policy DM12 states that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be.

The proposed replacement windows have been designed to complement the existing architectural character, incorporating black frames that match both the current property and the neighbouring dwelling. The new units will also replicate the existing timber pattern, proportions, and overall appearance, ensuring visual continuity within the streetscape. The Council's Heritage Officer provided the following comments.

"The windows shown in the with the No. 36 application accompanying literature do actually have the appearance of timber windows, particularly at the distance from street to frontage. The outward appearance of the casement joints replicates that of a traditionally constructed wooden window with either the mechanical or timberweld corner options and as the title suggests the outer face sits flush with the frame in the traditional manner. The cill section is a little thinner than one would expect for an old timber window but as this is not a listed building, the frames are to be black and some distance from the usual viewer it will not be a problem.

For the reasons given above and the increase in thermal performance coupled with a long life, assuming they are the same as that approved for No.36, no objection."

The door element has been agreed to be fitted with no visible silver door seals and of a design as similar as possible to the original.

As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1, DM12 and Character Area Appraisal BIFOH 6.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the nature of this proposal along with no additional windows proposed, there will not be any neighbours negatively affected by the development.

As a result, 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.

Ecology

Due to records of bats near this site, the Council's ecologist was consulted as part of this application. After reviewing the site, they found no objection to the proposal subject to the following informatives being included within the decision notice.

- The applicant must be advised of the following information with respect to any works to the roof: A bat survey will be required if the roof is to be repaired or replaced, whether or not it requires planning permission.
The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development, it is your responsibility to get an ecology survey and implement the recommended mitigation measures.
- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

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; (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.

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.

Recommendation:

PERMIT ☒

REFUSE ☐