

DELEGATED OFFICER REPORT:**Application Ref:** H/26/101324**Site Address:** 4 WEST HORTON LANE, BISHOPSTOKE, EASTLEIGH, SO50 8LR**Case Officer:** Clare Martin**Description:** Erection of a two storey rear extension and removal and rebuilding of a garage at rear with flat roof

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Foul sewer pipe runs along northern and western side of the plot.		

Planning History?	Yes ☒	No ☐
• H/19/84901 - Retention of shed in rear garden (retrospective application) – Permitted (May 2019) • H/18/82835 - Hip to gable roof enlargement incorporating 2no. front and 1no. rear dormer windows – Permitted (May 2018)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Ecology Officer:	<u>More Information Needed</u> There are numerous potential bat roost features (PRFs) on the house and the garage. A preliminary bat roost appraisal is required before determination as the presence of protected species is a material consideration. Biodiversity enhancements will be required, in line with Policy DM11. A bat box and a swift nest box may be appropriate for this building. A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include: • All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. • Any excavations must be covered at night or be fitted with a small animal escape ramp • No fires can be lit on site. • Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat. • Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.		
Parish Council:	No objection		
Southern Water	<u>Comments - Existing Sewer Pipe</u> The 375 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of		

	the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf Southern Water request condition agreeing measures to protect the public sewers and notification before demolition works are undertaken.
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Site Visit:	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 Eastleigh Borough Local Plan 2016-2036 The most relevant policies are: • Strategic policies: S1 and S2; • Development Management policies: DM1, DM11 and DM14. Supplementary Planning Documents: Quality Places & Residential Parking Standards; Character Area Appraisals & Trees and Development

Assessment:
Principle The site is within the urban edge where the principle of development is acceptable, subject to compliance with the relevant planning policies. Character and Appearance 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. The site contains a detached chalet bungalow set back from the road with two small, pitched roof, dormer windows at the front and a longer flat roof dormer window to the rear. The dwelling sits at the start of a row of bungalows with some examples of chalet bungalows on the opposite side of West Horton Lane. To the immediate north of the site is the Welcome Inn public house, which has its beer garden at the back adjoining the site boundary.

The proposed development involves extending the bungalow an extra 3.2m to the rear at a two-storey level. This is achieved by raising the ground floor eaves height by around 1m and creating a shallower roof pitch with a long flat roof dormer window on top. The finished result is a visually awkward addition to the property, with the rear roof slope appearing overly large and losing its symmetry with the steeper front roof pitch. However, the most significant concern is the additional visual bulk created by the rear dormer window, which is around 7m deep and takes up almost the entire rear roof plane. The dormer window would appear overly large and dominant in comparison to the bungalow's other features. The proposal is therefore not well integrated with the existing property.

Furthermore, the property sits at the entrance to West Horton Lane, with a large gap between the back of the public house and application bungalow. This means that the proposed north elevation would be unduly visible from both the entrance to the West Horton Lane and by the customers using the neighbouring pub garden. While there are variations between properties within the street scene, there are no visible extensions of this scale or design. As such the two storey extension would create an incongruous and prominent feature within the West Horton Lane street scene and would detract from the character and appearance of the locality.

For these reasons the proposal is contrary to Policy DM1.

Ecology

Policy DM11 states that development will not be permitted if it is likely to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that a) there are no alternative solutions, b) the adverse impact are unavoidable, c) measures are taken to mitigate or compensate for the adverse effects. d) there is an overall biodiversity net gain.

A site visit has been undertaken and there are numerous potential bat roosts features on the house and within the garage. Bats are a protective species and on the advice of the Ecology Officer a preliminary bat roost assessment would be required for the application had it been recommended for approval. Without this information there is a potential for work to the house and garage to adversely affect bats.

Other Considerations

- The proposal would increase the size of the dwelling from two or three bedrooms. There is space on the site frontage to accommodate the required two off road car parking spaces and the proposal would not be an overdevelopment of the site. The property also has a large garden with ample outdoor amenity space.
- The size and position of the two storey rear extension development would not have an unacceptable impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook). The southern side window in the dormer would be obscure glazed to prevent overlooking. The development accords with guidance set out in the 'Quality Places' SPD

Replacement Garage

The proposal also involves the creation of a double garage with a low mono-pitched roof. The garage would be located within the northwestern corner of the rear garden, where it would not be visually prominent. The design of the garage would fit in with the residential character of the locality and be of comparable portions to the existing timber outbuilding it replaces. The garage is therefore not considered to materially impact on the character and appearance of the locality or the amenity of neighbouring residents. However, a preliminary bat roost assessment would also be necessary for the garage as this also have potential bat roost features.

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 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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the 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, 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 ...