

## DELEGATED OFFICER REPORT

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|-------------------------|-----------------------------------------------------------|
| <b>Application Ref:</b> | H/26/101916                                               |
| <b>Site Address:</b>    | 48 LONGMEAD AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 6EL      |
| <b>Case Officer:</b>    | Gina Aftanas                                              |
| <b>Description:</b>     | Conversion of Integral Garage to Extend Existing Kitchen. |

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| <b>Particular Site Constraints?</b>                                                                                                                                                                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Within the urban edge</li> <li>• Character Area Appraisal BIFOHH 3</li> <li>• Bats recorded in the area</li> <li>• Southern Water foul sewer pipe</li> </ul> |                                                |                                    |

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|--------------------------|-------------------------------------------------|------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input checked="" type="checkbox"/>  | <b>No</b> <input type="checkbox"/> |
| <u>Reference</u>         | <u>Description</u>                              | <u>Decision</u>                    |
| F/04/51475               | Two storey side and first floor rear extension. | Refuse – 01/09/2004                |
| F/05/53065               | Two storey side extension.                      | Permit – 02/03/2005                |
| LDC/26/101608            | Proposed garage conversion.                     | CLOPUD not issued – 20/07/2026     |

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|-------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                        | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None Received                                                                                             |                                             |                                           |
| Parish Council:   | Object to this planning application due to, in the opinion of the Committee, the loss of a parking space. |                                             |                                           |
| Southern Water:   | No Objection                                                                                              |                                             |                                           |
| Ecology:          | No objection subject to informatives being included within the decision notice.                           |                                             |                                           |

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|-------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 07/09/2026 – photographs on file. |                                                |                                    |

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| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                                 |
| <p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><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></p> |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>National Planning Policy Framework - August 2026 (NPPF)</b></p> <p>The NPPF sets out the National Decision Making Policies (NDMP). The most relevant for the proposal are:</p> <ul style="list-style-type: none"> <li>• S3 (sustainable development); S4 (development within settlements); CC2 &amp; CC3 (climate change); DP3 (well-designed places); TR3 (sustainable locations); TR4 (parking); P3 (residential amenity) and N2 (improving the natural environment).</li> </ul> |

**Planning Practice Guidance (PPG)**

This provides detailed guidance on the planning system and implementation of policies within the National Planning Policy Framework.

**Development Plan:**

The Eastleigh Borough Local Plan 2016-2036, of which the most relevant policies are:

- Strategic policies: S1 (delivering sustainable development) and S2 (approach to new development); and
- Development Management policies DM1(general criteria); DM11 (nature conservation) and DM14 (parking).

**Supplementary Planning Documents:**

These documents provide detailed guidance on specific issues within Eastleigh Borough.

- Quality Places (June 2026); Parking Standards (September 2025); Trees and Development (April 2022) and Character Area Appraisal BIFOHH 3.

Character Area Guidance

- Maintain the formal building compositions around route intersection and cul-de-sacs.
- Maintain the predominant shallow building setbacks in order to retain the sense of enclosure provided by existing development.
- Maintain a uniformity in building heights within each street.
- Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

**Proposal:**

This application seeks approval for the conversion of the integral garage to extend the existing kitchen area and an additional door to the rear elevation. There is no change to the footprint of the property.

**Assessment:**Principle

The site is located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (as set out in NDMP S4). The material considerations for the proposal are considered below.

Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located towards the eastern end of Longmead Avenue in Bishopstoke. The property is set back from the road by use of a paved driveway and is situated within a residential area predominantly characterised by similar house types.

Character and Appearance

NDMP DP3 of the NPPF and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses 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 proposal is considered to be well related to the host dwelling in terms of its form, scale and appearance, as it utilises matching materials and does not alter the existing footprint of the property. The existing garage door would be replaced with a window designed to match the existing uPVC fenestration on the front elevation. This approach is more characteristic of properties within the surrounding area and is therefore expected to

integrate comfortably within the street scene. As such, the proposal is not considered to result in harm to the character or appearance of the area.

The development would not be an overdevelopment of the site and would retain sufficient amenity space. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and BIFOHH 3.

#### Residential Amenity

NDMP P3 of the NPPF and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

As the additional window is to the front of the property, any views will be toward the public realm, where outward views are expected and acceptable. The additional door to the rear elevation opens into the applicants' garden and is not expected to cause any overlooking to the neighbouring properties.

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.

#### Car Parking

NDMP TR4 and Policy DM14 of the Local Plan allows local car parking standards to be set, which for Eastleigh Borough Council are contained within Parking Standards Supplementary Planning Document. These standards require 3no. car parking spaces to be provided for the proposal.

The proposal would provide two off-street parking spaces, which reflects the existing parking provision at the site. Although the development would result in the loss of the existing garage, it is not considered that this would reduce the overall parking capacity of the property, as the garage is of insufficient dimensions to accommodate a typical modern vehicle. As such, the garage does not make a meaningful contribution to the site's functional parking provision. The retained driveway would continue to provide two usable parking spaces, ensuring that the proposal maintains an adequate level of off-street parking and would not be expected to increase pressure on on-street parking within the locality.

#### Ecology

NDMP N2(1) & N6 and Policy DM11 of the Local Plan requires development to support conservation of important habitats and species (including sites of international, national and local importance). These policies also require developments to minimise any adverse impacts on biodiversity; include features which support priority or threatened species (such as swifts, bats and hedgehogs); and take the opportunity to provide ecological enhancements (such as strengthening green infrastructure and ecological networks).

Due to bats recorded in the area, the Council's Ecologist was consulted as part of this application. They responded with no objection to the application, subject to the below informative being included within the decision notice and following comments.

*"There are no ecological concerns with this application. The area around the garage is existing hard standing and I don't see any potential bat roost features that would be affected by this proposal in the photo of the building available on Google maps."*

- Biodiversity enhancements will be required in accord with Local Plan policy DM 11. A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds

and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk › our-work › putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

#### 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 2030; (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:**

For the reasons set out above, the benefits of the proposal are not substantially outweighed by any adverse effects and so the development complies with planning policy.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐