

DELEGATED OFFICER REPORT

Application Ref: H/24/96771

Site Address: 7 SHEARS ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FZ

Case Officer: Claire Campbell-Best

Description: Single storey side extension following demolition of existing outbuilding

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/20/89495 (2 Shears Road)	Single storey side extension	Permit – 11/03/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No objection		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 07/02/2024		

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; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a two storey semi-detached dwelling located on a corner plot within Shears Road. The property is set back from the highway by a gravel driveway and front garden. The dwelling has brown tiled mansard roof, brickwork to all elevations and white uPVC fenestration. There is also an outbuilding northeast of the property which is attached to the host dwelling by a covered walkway. The side boundary encloses the rear garden to the site is marked by a 2m high fence. The surrounding area is residential in nature and features dwellings of similar ages and architectural style. <u>Proposal</u> This application seeks approval for a single storey side extension following removal of the existing outbuilding and would comprise of a bedroom, ensuite, W.C and a utility room.

The proposed extension would have a flat roof and would measure approximately 4.8m in width, 7m in depth and 2.9m in height. The development 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, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Design and Layout

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. The extension is considered to be subservient addition to the host dwelling and would replace the existing outbuilding which is accepted as established built form within the street scene. The proposal would be sited over the footprint of the outbuilding and proposes matching materials to the host dwelling. As such, the proposed extension is considered to be more cohesive in relation to the main property.
- The development would be visible within the street scene, however as the extension is single storey and relatively modest in terms of scale, the proposal is not considered to be a dominant feature within the locality.
- At the time of the site visit, it was noted there is a similar extension directly southeast of the site. Therefore, the proposed extension is considered to be in-keeping with the existing surrounding development.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain with the development in place.

Residential Amenity

- The extension is sited away from the adjoining neighbour at no. 5 and suitably distanced from the neighbours to the north, as such, the extension is not considered to impact upon these neighbouring properties. Therefore, 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.

Highways Safety and Parking

- The proposed development would result in an additional bedroom, resulting in a 4 bed dwelling which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. The site layout plan indicates the required off-street parking would be accommodated on the driveway to the front of the site.

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 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐