

DELEGATED OFFICER REPORT

Application Ref: H/24/96755

Site Address: 3 BEAVER DRIVE, BISHOPSTOKE, EASTLEIGH, SO50 8NA

Case Officer: Claire Campbell-Best

Description: Conversion and front extension to garage to include a pitched roof and creation of front porch

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge EBC Owned Land Southern Water 2m Sewer Buffer - Foul		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/18/83692	Two storey side extension and single storey rear extension	Permit – 21/09/2018 Part implemented (Single storey rear extension)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No objection		
Asset Management:	No objection		
Southern Water Services:	No objection – guidance notes provided		

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 the southeastern side of Beaver Drive. The property has a single attached garage and front driveway and garden. To the rear is a single storey rear extension (part implemented under H/18/836692). The property has a tiled pitched roof, the elevations are finished in red brickwork with tile hanging to the front. The surrounding area is residential in nature and forms a housing estate consisting mostly of semi-detached properties with single flat roofed garages to the side. Some of the properties within Beaver Drive have been either

had their garage roofs altered in the same manner as this application or extended to the side at first floor level over the existing garages.

Proposal

This application seeks approval for the conversion and a single storey front extension to the existing attached garage. A new pitched roof with 2no. rooflights which would be sited over the garage and front extension and would extend over the front door to form a new porch. To make way for the proposed roof, an existing first floor side window serving a hallway would be infilled.

The front extension would project 1.4m beyond the front building line and the garage door would be replaced by 1no. window. The conversion to the garage would allow space for a playroom with a mezzanine floor level within the roof space for storage and a utility room. There would be internal access to the garage conversion via the host dwelling as well as access to the rear garden. The overall height of the garage would increase to 5.1m (from 2.3m). This 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 conversion and extension of the garage and creation of new front porch is suited to the host dwelling in terms of its form, scale and appearance. The use of matching materials would ensure the development remains respectful to the host dwelling.
- It is acknowledged the front extension to the garage conversion would exceed the beyond the front building but this extension is considered modest and would not dominate the street scene. Furthermore, the semi-detached pairs east of the site are positioned further forwards, as such this element of the proposal would not disrupt the general pattern of development to an unacceptable degree.
- The addition of a pitched roof to the garage and front porch would be in-keeping with the existing development in the wider surroundings as it was noted at the time of the visit there are numerous similar examples which blend into the street scene comfortably.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- The neighbour most impacted as a result of the proposal would be the neighbour to the east, no. 5 Beaver Drive.
- The front extension and garage conversion would mostly span the length of the host dwelling and is not expected to impact upon the front and rear windows to no. 5 which serve habitable rooms. It is acknowledged the proposed roof would alter the light and outlook to the first floor side window to no. 5, however this window serves a hallway which is a non-habitable space.
- The proposed rooflights would be to the front and rear roof slope and above head height. Therefore, these rooflights would not generate any overlooking or loss of privacy concerns.
- 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 garage conversion would result in the loss of an off-street parking space, however the site only requires 2no. off-street parking spaces as set out in the Residential Parking Standards. The block plan submitted with this application indicates the 2no. parking spaces would be accommodated within the front driveway and garden. As such, there are no highway or parking concerns.

Other Material Considerations

- The proposed elevation plans indicate the development would slightly encroach over the boundary to no. 5. The application form submitted has completed Certificate B and the adequate notice has been served to the occupier.
- 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.

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 ☐