

DELEGATED OFFICER REPORT

Application Ref: H/24/96814

Site Address: 17 BRACKLEY AVENUE, FAIR OAK, EASTLEIGH, SO50 8FJ

Case Officer: Claire Campbell-Best

Description: Part single storey, part two storey side extension and alterations to existing fenestration (Revised scheme to H/23/96458)

Particular Site Constraints	Yes ☒	No ☐
With Urban Edge Within Established Residential Area Public Rights of Way 25m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/96458	Part single storey side extension, part two storey side extension and alterations to existing fenestration	Refuse – 16/01/2024
Z/04722/004/00	Construction of roads and erection of 346 dwelling units and garages and one block of 8 shop units with flats over	Permit – 24/12/1963

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>The application has received 2no. comments from 57 and 61 Brunswick Road (summarised):</u> - Do the revised plans resolve the privacy issue caused by the additional bedroom window? - The separation distance between the rear facing windows is non-compliant with the Quality Places SPD - Aside from the first floor window proposed, there should not be any additional first floor windows as they may overlook properties and private gardens <u>The application also received one letter of support from 18 Brackley Avenue (summarised):</u> - There are no privacy issues – houses already overlook one another - The occupants require more living space - The proposal would not impact the neighbours to the rear		
Fair Oak Parish Council:	No objection		
Ecology:	No objection – Informative advised		
HCC Rights of Way Officer:	No objection – Informative advised		

Site Visit:	Yes ☐	No ☒
Site visit carried out on 07/12/2023 under previous planning application H/23/96458		

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; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:Site and Surroundings

The application site contains a 1960s two storey semi-detached dwelling located towards the end of Brackley Avenue (a no-through road). The site is set within a triangular plot, narrowing towards the frontage where there is a hardstanding driveway to the front and a fully enclosed garden to the rear. There is a public right of way to the north of the site leading to other residential roads within Fair Oak. The surrounding area forms part of a dense 1960s housing development and features semi-detached pairs of similar character and design.

Proposal

This application is a revised scheme of a recently refused planning application (H/23/96458). The revised scheme proposes a similar part single, part two storey side extension which would be located on the southern elevation of the host dwelling. Starting at the front of the property, there would be a single storey side extension, directly behind would be the two storey element increasing in width towards the rear of the house. The extensions would span the length of the host dwelling; it would be set in slightly from the principal elevation and have a pitched roof which would also be set down from the main ridge of the house.

The proposal would allow for a W.C, utility room and open plan kitchen/diner to the ground floor and an additional bedroom and dressing area to the first floor. There would also be alterations to the existing fenestration; this would include replacing the external doors to the rear elevation with bi-fold doors. The proposals 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 dwellinghouse are considered to be acceptable in principle, however, would be subject to the following considerations.

Background and Comparison to Previously Refused Scheme

As noted, the site has a recently refused application (as stated in the planning history section of this report). The main concern to this application was the loss of privacy and overlooking concerns to 55 and 57 Brunswick Road as a result of a proposed bedroom window to the first floor rear elevation.

In response to the above concerns, this planning application proposes the following amendments:

- A revised layout to the first floor of the proposed two storey side extension, this would now comprise of a bedroom and dressing room area. There would also be an internal reconfiguration of the family bathroom.
- The additional bedroom would be dual aspect with an opening plan dressing area. There would be front and rear facing windows and a rooflight. The rear window is marked as obscured glazed with a top hung opening.

Design and Layout

- In terms of the revised design, the proposal is appropriate in terms of its form, scale and appearance. The dual aspect and rooflight of the proposed additional bedroom would ensure this room receives a good amount of light. While the rear window would be obscured glazed, the front window would provide a reasonable amount of outlook to this room.
- It is acknowledged the extension would alter and unbalance the semi-detached pair; however, the extensions are subservient additions to the host dwelling and considered acceptable. The use of matching materials would ensure the proposal does not detract from the character of the property.
- The majority of the development would be towards the rear of the property due to its staggered arrangement. The property itself is located towards the end of the street and positioned further back from the semi-detached pairs to the east. Overall, the extensions would not be overly dominant within the street scene.
- At the time of the site visit, it was noted there were other examples of two storey side extensions (19 and 28 Brackley Avenue) in the locality. Therefore, the development would be in-keeping with the existing development within the wider surroundings.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The proposal is now considered to accord 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.
- The proposed rear window serving a bedroom, while falling short of the recommended 22m separation distance between the neighbours to the rear (55 and 57 Brunswick Road) as set out in the Quality Places SPD, no longer raises unacceptable privacy or overlooking concerns as this window would be obscured glazed with a top hung opening window and is considered appropriate mitigation. The proposed bedroom would still receive light and outlook via the clear glazed front facing window. In order to ensure the rear window accords with the submitted plans, a condition will be applied in order to protect the privacy of both the occupants and the neighbours to the rear.
- The neighbour at 61 Brunswick Road have commented they have no objection to the proposals provided there are no first floor windows that overlook their property/garden. While no first floor windows are currently proposed to the side (southern) elevation due to the short separation distances between dwellings and the orientations of the plots between the site and the neighbours to the rear, a condition will be applied to ensure no first floor windows are installed to this elevation without formal permission from the LPA.
- The neighbour to the east (no. 16 Brackley Avenue) would not be detrimentally impacted upon due to the positioning of this dwelling; there would be a 6.2m separation distance between the properties and there are no first floor side facing windows proposed. The proposed dressing area window would have an oblique view to no. 16's first floor side facing windows (serving a landing and W.C.) however as these rooms are considered non-habitable and as the W.C window is obscured glazed, the proposed window is not considered to cause unacceptable overlooking or generate privacy concerns.
- As a result of the location of the proposal, the adjoining neighbour to the north (no. 18 Brackley Avenue) would not be impacted upon.

Highways Safety and Parking

- As a result of the proposals, the host dwelling would become a 4no. bedroomed property which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.

- The site plan indicates the required parking would be accommodated within the site's curtilage.

Other Matters

- The site is in close proximity to a Public Right of Way (PRoW). The HCC Rights of Way Officer concluded they had no objections to the proposal with regards to the impact to PRoW and recommended informatives to the application which will be attached to the decision notice.
- 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 ☐