

DELEGATED OFFICER REPORT

Application Ref: H/24/96722

Site Address: WOODLAND VIEW, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey side extension and single-storey rear extension with rear balcony. Construction of an in-ground swimming pool and the erection of 2no. outbuildings

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Outside Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• F/08/62933 - Construction of one and a half storey detached garage - Refuse Planning Permission For - 15/07/2008 • F/08/63686 - Erection of detached garage with store/workshop - Permit - 22/10/2008 • H/23/96263 - Alterations to existing front boundary wall; Replacement fencing – Permit - 28/12/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	A preliminary bat roost assessment is not required but construction of the swimming pool and outbuildings will require a precautionary working method to avoid harm to terrestrial great crested newts which could be in the area. A surface water drainage plan is also required for these buildings.		
Pollution Control Specialist:	No objections with the proposed development subject to condition.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd February 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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: The application property is a modern chalet bungalow situated within a spacious plot, which features substantial side and rear garden areas. There is also a sizeable triple garage within the front garden area. Beyond the rear boundary lie open fields. This application seeks planning approval for a two-storey side extension and single storey rear extension, along with a rear balcony at the first-floor level. Additionally, it includes proposals for the installation of a swimming pool and two outbuildings designated for a bar/garden room and gym room. <u>Principle</u> - The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings. <u>Character and Design</u> - Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting. - The proposed two-storey side extension incorporates dormers at the front, and the ground floor area is intended to be used as a cinema and utility room, with an additional bedroom and rear balcony on the first floor. Positioned on the northern side of the property, the two-storey side extension will be designed to match the existing dwelling in terms of roof height, roof form, and materials, ensuring seamless integration into the original structure. The visual impact of the proposed two-storey side extension is mitigated to some extent by the presence of a sizable garage situated in front of it, which screens approximately half of the extension from view in the street scene.

- Regarding the single storey rear extension, it will span the width of the property and will be combined with the proposed two-storey side extension. It will feature a partial flat roof and roof lanterns. This proposed extension is to enlarge the existing ground floor space. As it is situated at the rear of the property, it is not expected to significantly impact the street scene.
- In addition, the proposals include the construction of two outbuildings on the site, designated for use as a gym and a bar/garden room. The larger outbuilding, intended as a gym, will occupy a sizable portion of the front garden area. However, the plot's size can accommodate this structure without resulting in overdevelopment. Furthermore, given its design closely matches that of the existing garage and the prominent position of the existing garage within the application site, the visual impact of the additional gym is somewhat mitigated by the presence of the garage as a prominent feature in the street scene.
- The second outbuilding, located within the rear garden, will function as a bar/garden room adjacent to the proposed swimming pool. It is modest in size and therefore is not considered to have any detrimental visual impact.
- Similarly, the proposed swimming pool will be situated within the rear garden. It will be adequately screened by the host dwelling and existing boundary treatments, thereby minimising any potential adverse visual impacts.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The application site benefits from ample space, ensuring that all proposed developments maintain sufficient separation distances from adjacent neighbours. As a result, it is unlikely that these developments will impact neighbouring properties in terms of overshadowing, loss of light, loss of privacy, or loss of outlook. Additionally, as there are no rear neighbours, the proposed rear balcony within the two-storey side extension is not considered to overlook anyone.
- However, it is noted that certain proposed developments, such as the swimming pool and sauna, will involve excavation and demolition activities. Therefore, a condition will be imposed to limit the impact the development has on the amenity of the locality and to protect biodiversity.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The site falls within a red impact risk zone for great crested newts, and there are records of bats in the vicinity. Therefore, the Council's Ecologist has been consulted as part of this application process. Upon reviewing site photos, it has been advised that while there are a few gaps where roof tiles have slipped or broken, particularly around the front dormer windows, no obvious gaps have been observed at the rear or side of the house. As such, it has been determined that a preliminary bat roost assessment will not be required. However, it is noted that the construction of the swimming pool and outbuildings will necessitate a

precautionary working method to avoid harm to terrestrial great crested newts that may inhabit the area. Furthermore, the occupation and operation of these structures will inevitably increase the amount of lighting and noise in the vicinity. As a result, a surface water drainage plan is required for these buildings, and both the precautionary working method and the surface water drainage plan will be conditioned.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Given the ample space available on the site, there are no concerns regarding parking provision.

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, 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.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐