

DELEGATED OFFICER REPORT

Application Ref: H/24/97043

Site Address: 90 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HL

Case Officer: Alexandra Stone

Description: Construction of Front Dormers, Porch and Garden Room

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
F/06/57817 – Permit – 09/10/2006 Single storey rear extension and conservatory and rear dormer window F/08/63251 – Permit – 04/09/2008 Amendment to planning permission F/06/57817, to include revisions to conservatory roof design and size increase of conservatory depth to 4.3m and width to 4.6m H/23/96071 – Refuse planning Permission – 10/01/2024 Construction of front dormers, porch and garden room		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		

Site Visit:	Yes ☒	No ☐
Details: Visited for previous application		

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; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The application is for the addition of 2no. front pitch roof dormer windows each projecting approximately 3m from the main roof slope and 2.4m in height, 2m wide. The proposals include a front porch measuring approximately 3.6m in width and 4m in height and 2.3m from the roof slope with a depth of 1.2m. There is also a garden room proposed approximately 4m by 4m. The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is located towards the Southern end of Whalesmead Road, within a row of bungalows attached by the garage.

Within Whalesmead Road there are a few examples of front porches, most notably the two neighbouring properties to the East of the application site. These porches have small windows with a door to either the side or front of the porch, with a pitch roof. One porch has a tiled front to the gable end of the pitch roof, the other is cladded. As the proposed porch is similar in design with those within the street, it would therefore be inkeeping.

There are also a few examples of small dormer windows within the streetscene which are comparable to the proposal.

The garden room is of modest size to the rear of the garden which would remain unseen from the front of the dwelling.

- The design of the proposed porch is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential amenity

- 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.
- The design and layout respects the character and appearance of the locality.

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.

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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		