

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97143

**Site Address:** 13 OAK COPPICE CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 8PH

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** First floor side extension over existing garage.

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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|------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There does not appear to be any planning history relating to the site. |                                                |                                               |

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|--------------------------------|-----------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>              | <b>Letters</b> <input checked="" type="checkbox"/>        | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:               | No comments were received.                                |                                                        |                                           |
| Parish Council:                | No comments were received.                                |                                                        |                                           |
| Ecologist:                     | Do not see any potential bat roost features.              |                                                        |                                           |
| Hampshire Countryside Service: | General information, no comments specific to application. |                                                        |                                           |

|                                       |                                                |                                    |
|---------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 23 <sup>rd</sup> April 2024. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 43)                              |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| The application property is a two-storey, detached brick-built dwelling situated at the end of a cul-de-sac. The property features a garage attached to the side, which has been converted and no longer functions for parking purposes. To the rear of the house is an enclosed garden, which is entirely paved over. The surrounding area is predominantly residential, comprising a mix of property types including bungalows, detached, and link-detached dwellings. The current application seeks planning approval for the erection of a first-floor side extension above the existing garage. |

### **Principle**

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

### **Layout, design, and impact upon the character of the area**

- 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 first-floor side extension will be situated above the existing garage and will serve as an additional bedroom with en-suite facilities. The design will incorporate brickwork and concrete tiles matching the host dwelling, and the extension will be set down from the main roof to appear subservient to the original house. Since the garage is already set slightly back from the principal wall, the first-floor side extension will not protrude beyond the main wall, which helps avoid any mismatch of brickwork.
- During the site visit, it was observed that there is a variety of house types in the immediate vicinity, with no uniform style. Several neighbouring properties also feature first-floor side extensions. Therefore, the proposed extension in this location is considered acceptable in principle and will not appear as an incongruous feature in the area.
- Additionally, the application site is located at the end of a cul-de-sac with no opposite neighbours. As such, the visual impact of the proposed first-floor side extension will be limited, and it will not be prominent from public vantage points.

### **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.
- There are no side windows proposed for the first-floor side extension, and the closest neighbour at 12 Oak Coppice Close also does not feature any windows on the flank wall. This design choice mitigates any potential issues of overlooking, ensuring privacy for both properties. Additionally, since the extension will not extend beyond the existing rear wall, there are no concerns regarding overshadowing.
- An additional window will be installed in the rear elevation of the first-floor side extension. However, given that this window will serve the en-suite, it is expected to be obscure glazed, ensuring that it does not provide direct views into the neighbour's garden. Therefore, the proposed extension is not considered to have any detrimental impact on the residential amenity of neighbouring properties.

### **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 green impact risk zone for great crested newt, and there are records of bats, hedgehogs and slow worms in the vicinity. Additionally, Stoke Park Wood SINC is situated to the north of the site. Therefore, the council's Ecologist has been consulted as part of this application process. Upon reviewing the site photos, it was determined that there are no apparent potential bat roost features.
- Given that the rear garden is entirely covered with either paving or decking, any biodiversity enhancements will need to be incorporated either onto the house or within the front garden. Details regarding these ecological considerations will be included as informative on the decision notice.

### **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.
- With the addition of the first-floor side extension, the property will become a 4+ bedrooms dwelling which require a minimum of three parking spaces. However, it was observed during the site visit that the existing driveway can only accommodate two cars, and the garage cannot be utilised for parking purposes. Despite this limitation, the application property is situated in a secluded location within a quiet residential area. Moreover, there appears to be ample parking available for visitors opposite the site. Given these factors, while the parking provision falls short of the required spaces, it is reluctantly deemed acceptable in this particular location.

### **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** ☐