

DELEGATED OFFICER REPORT

Application Ref: H/24/97291

Site Address: 6 GREENS CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 8JH

Case Officer: Claire Campbell-Best

Description: Part demolition of garage and construction of single storey rear extension and alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Built-Up Residential Area Public Rights of Way – Bishopstoke 747 Footpath		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/12428/001/001/00	Garage Extension	Permit – 25/11/1983

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Bishopstoke Parish Council:	Bishopstoke Parish Council Planning Committee has no objection to this objection to this application but would like to request a condition that skips be placed so as to avoid causing difficulties for neighbours. Also, lorry movements and working hours should be limited in order to avoid nuisance to neighbours		
Hampshire County Council Country Access (PRoW):	No objection – informatives advised		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/06/2024 – Photographs on file		

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 detached bungalow located on the northeastern side of Greens Close. The property is set back from the highway by a driveway and front garden. The driveway leads up to the existing garage which is located on the northwestern elevation of the property and has previously received planning permission to extend further into the rear garden. The surrounding area comprises of similar detached

bungalows and two storey dwellings. There is green open space to the south and east of the site, within this space is a Public Right of Way.

Proposal

This application seeks approval to partially demolish the existing garage (at the rear) and construct a single storey rear extension in the same location, leading off from the existing garage. This would measure approximately 8m in depth (from the rear wall of the property) and 4m in width. The proposed extension would have a flat roof with 2no. roof lanterns, the height would be 2.8m (3.3m when including the roof lanterns). The proposal extension would be finished in materials that would match the host dwelling.

The proposed extension would comprise a snug/garden room and a separate shower room. As well as the roof lanterns, the extension would be served by a set of patio doors to the rear (northwest) elevation and 2no. full length glazed panels and 1no. access door to the side (southwest) elevation. As a result of the extension, the existing garage would be reduced in size internally; resulting in a depth of 5.8m and a width of 3.8m. The garage door would be replaced with a new up and over door.

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 single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The extension itself would not be visible from the street scene as it is sited entirely at the rear, the roof lanterns would be seen however, these are considered low-key and not visually prominent. The front elevation would not be altered, aside from the new garage door. As such, the proposal is considered to be respectful to the character area.
- The proposed extension would result in 3.4m further projection into the rear garden of the site. Collectively, the garage and extension would result in a large expanse of built form along the boundary shared with no. 4 Greens Close and this is acknowledged. However, as the garage and proposed extension are single storey in nature with a modest height of 2.8m, it is considered this would lessen any perceived overbearing and dominance and is considered acceptable.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbour most impacted as a result of the proposal, would be the neighbour to the northwest, no. 4 Greens Close.
- A site visit was undertaken to assess the impact to this neighbour. It was ascertained the garage and proposed extension would become the boundary treatment. No.4 has shrubbery and vegetation along this boundary which would screen the majority of the proposal due to its single storey form.
- No. 4 has a kitchen/diner and bedroom to the rear of their property. The existing garage already breaches the 45-degree line on the floor plans to these rooms. The Quality Places SPD sets out a 45-degree daylighting test for primary windows in the rear of neighbouring properties, noting that if development crosses the 45-degree line on both the elevation and floor plan then this will cause a noticeable reduction in skylight and outlook received by the window.
- In this instance the bedroom and kitchen patio doors (closest to the proposed extension), the proposal only crosses the 45-degree line on the floor plan and as

such, the rear facing windows would still receive a reasonable amount of light and outlook with the development in place.

- Additionally, the proposed extension is also located to the northeast, due to this orientation and proposed roof form, along with the abovementioned daylighting test; it is reinforced there would not be a significant loss of light to the garden and the kitchen/diner and bedroom to the rear of no. 4.
- The proposed doors to the extension would face the rear garden of the site. The side facing windows would be screened by the garage and boundary treatment between the site and no. 8 Greens Close. As such, there are no overlooking or loss of privacy concerns with regards to nearby neighbouring amenity.
- The comments from the Parish Council are noted, however as this is a householder application with minor works proposed, it would be unreasonable to impose the conditions requested. A considerate builder's note will be added to the decision note in order to ensure building works are carried out considerately to minimise the disruption to the occupiers of the neighbouring properties.

Other Matters

- The site is close to a Public Right of Way; Hampshire County Council were consulted and advised they had no objection to the scheme but recommended informatives to the application, which will be included on 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 ☐