

DELEGATED OFFICER REPORT

Application Ref: H/24/96827

Site Address: 10 MONKS BROOK CLOSE, EASTLEIGH, SO50 9NQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension and garage conversion

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	<u>28/02/2024</u> To determine whether a survey is needed, photos are required of the roof, chimneys, windows, soffits, flashings, fascias and any areas of the garden which would be impacted by the proposal. <u>05/03/2024</u> A preliminary ecological appraisal is required. The report must provide details of any precautionary working methods required and specifications and locations for the most appropriate biodiversity enhancements. A surface water drainage plan is required. Rain garden planters might provide both biodiversity enhancement and filtration for surface water drainage. <u>02/04/2024</u> I have reviewed the updated site plan (Rev B). A rain garden planter is a very good addition to this proposal. <u>10/06/2024</u> No bats were seen emerging from the house during the survey, so they are likely to be absent. The report did not recommend any specific biodiversity enhancements, so the addition of a bat box on the appropriate gable end and planting for pollinators in a rain garden planter would be appropriate biodiversity enhancements.		

Site Visit:	Yes ☒	No ☐
Details: 14 th Feb 2024.		

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 Appraisal for Eastleigh (ELAC 23)

Assessment:

The application property is a detached 3-bedroom bungalow situated on the southern edge of Eastleigh. This property features an attached garage and a lean-to on the side, with a raised patio at the rear. The surrounding area is primarily residential, composed mainly of similar bungalows and some two-storey dwellings. The application seeks planning approval for the conversion of the existing garage into a bedroom, involving the replacement of the garage door with a window, and the construction of a single-storey side extension behind the existing garage, which will replace the current lean-to. The proposed side extension will link with the existing rear bedroom, and together they will be remodelled into a large kitchen, dining, and living area.

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.
- The site is also part of the character area of Eastleigh (ELAC 23) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the view to the thatched cottage at the northern end of the street.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within the street.

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 garage conversion includes replacing the existing garage door with a window, which will result in a minor alteration to the front elevation. While this change will be visible from the street, it is considered a modest modification and will not significantly impact the overall appearance of the dwelling within the street scene.
- The proposed side extension will mirror the existing garage roof form, replacing the dilapidated lean-to. This improvement is expected to enhance the property's side and rear profiles as viewed from neighbouring properties. Given its location, the extension will have minimal visibility from public viewpoints, thereby limiting its visual impact on the street scene.

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 proposed garage conversion will not result in a loss of light, outlook, or privacy for neighbouring properties. Moreover, the new front window will face an area already open to public view, ensuring no additional privacy concerns.
- The proposed side extension is considered modest in size as it will extend only up to the existing rear wall of the property and largely occupy the same footprint as the existing lean-to. This modest increase in footprint is not considered overbearing and will not cause any overshadowing to the adjacent neighbour.
- Although the shared boundary between the application site and the adjacent property at 11 Monks Brook Close is not well-defined, the presence of neighbour's driveway provides sufficient separation, mitigating any adverse impact upon this neighbour. Furthermore, with no windows proposed on the side elevation, there are no overlooking concerns.

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.
- Following a review of site photos, our ecologist identified potential gaps at the building, indicating possible bat roosting sites. Consequently, a preliminary ecological appraisal was required. The initial survey found evidence of bats or potential for bat roosts to be present, necessitating a more detailed Phase 2 Bat Emergence Survey. However, this comprehensive survey, conducted by LHB Ecology on 17/05/2024 confirmed the absence of bats. Therefore, it is recommended that only informative be included in 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.
- The proposal does not increase the number of bedrooms, and therefore no additional parking spaces are required. Despite the loss of one parking space due to the garage conversion, the existing driveway and front area can accommodate 3-4 vehicles, which meets the parking needs of the property.

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 ☐