

DELEGATED OFFICER REPORT

Application Ref: H/24/97427

Site Address: 5 MEARS ROAD, FAIR OAK, EASTLEIGH, SO50 7NB

Case Officer: Claire Campbell-Best

Description: Single storey front extension, render to front elevation and partial garage conversion. (Retrospective Application)

Particular Site Constraints	Yes ☐	No ☒
Within the Urban Edge Within Established Residential Area		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Fair Oak Parish Council:	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 is a two storey link detached property located on the northeastern side of Mears Road. To the front is a gravel driveway and to the rear is a private, enclosed garden. The property itself has a single storey front extension accommodating a partially converted integral garage and porch with white render to the front elevation (the subject of this application). The surrounding area is residential in nature and forms part of 1970/80s estate on multi-headed cul-de-sacs. The properties are similar in design with single storey front porches/projections. <u>Proposal</u> This application seeks retention for a single storey front extension, partial garage conversion and white render to the front elevation of the property. The property previously had a mono-pitched single storey front projection accommodating an integrated garage and recessed porch. The current works have enclosed the porch and increased the depth of the extension by approximately 1m into the front amenity space.

The extension retains the mono-pitched roof and would have a maximum height of 3.6m (2.4m to eaves). The extension as built accommodates a porch and integrated garage/store, the rear section of the garage has been converted into a utility room. This has been finished in white render to the front elevation and buff brick to the side elevations. The windows, front door and garage door are black in colour and the roof has fully glazed panels across the entire width of the extension.

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 listed below.

Character and Appearance

- Mears Road is characterised mainly by two storey dwellings which feature integral garages and mono-pitched single storey front projections, therefore the built form of the front extension is considered acceptable as there are examples within the locality.
- The design of the single storey front extension and elevational alterations are acknowledged as different from the properties seen within the street scene, particularly when standing in front of the property as the glazed roof can be fully seen. However, when viewing the property from the southeast and northwest within Mears Road the extension is less noticeable due to the buff brick side elevations which blends better into the locality. Additionally, white render is seen within the locality, so while this has been introduced to the host dwelling, it is a common feature within the surroundings and does not cause harm to the character of the property.
- While the design is recognised as unique, ultimately, it is not considered to be visually harmful within the street scene and therefore does not warrant refusal of the application in this instance.

Residential Amenity

- The neighbours most impacted as a result of the development are the immediate neighbours either side of the site, nos. 4 and 6 Mears Road.
- The front extension extends 1m further into the front amenity space to the site, this impacts mostly in no. 6 as this property is set a little further back than no. 5. The closest ground floor front window to no. 6 serves a w.c. which is considered a non-habitable room, this window is also fairly small and obscured glazed. While the front extension does impact upon the light this window receives, due to the nature of this room, the development is considered acceptable with regard to neighbouring amenity. The other ground floor window to the front elevation to no. 6 appears to serve a family room/bedroom; the front extension is sufficiently distanced from this window and does not harmfully impact upon the outlook and light received to this room. Overall, the front extension does not impact upon no. 6 to an adversely harmful degree.
- The front extension does not impact upon the neighbouring amenities of no. 4 as the development is sufficiently distanced from this dwelling (3m approx.) as is unlikely to affect the light and outlook to any front facing ground windows.
- Therefore, 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.

Highways Safety and Parking

- The garage conversion results in the loss of an off-street parking space. The property has three bedrooms which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The site layout plan submitted with

the application shows the required spaces can be accommodated by the driveway to the front of the property, therefore despite the loss of additional off-street parking, there are no highway or parking concerns.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐