

DELEGATED OFFICER REPORT

Application Ref: H/24/97420

Site Address: 5 ITCHEN AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 8JW

Case Officer: Claire Campbell-Best

Description: First floor side extension above existing garage, single storey front extension and partial garage conversion.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water – 2m Buffer		

Planning History	Yes ☒	No ☐
Reference No.	Proposal	Decision
F/15/76987	Two storey side, single storey rear and front porch extensions	Permit – 28/09/2015
F/07/59955	Garage conversion with pitched roof and single storey rear extension to provide conversion of existing house into one ground floor two bed flat and one first floor one bed flat	Permit – 21/06/2007
F/06/58020	Erection of attached 2 bed dwelling, 2 metre fence along boundary with Badger Close, single storey rear extension to existing dwelling	Refused – 25/10/2006
F/06/56983	Erection of attached 2 bed dwelling, 2m fence along with Badger Close and single storey rear extension	Refused – 13/07/2006

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No objection		
Ecology:	No objection – general guidance notes advised		

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 two storey semi-detached dwelling with an attached flat roofed garage to the southeastern side elevation. The property occupies a prominent corner plot on the junction of Itchen Avenue and Badger Close. To the front is a modest garden and hardstanding driveway. There is a conservatory to the rear which projects 1.4m in depth and extends the full width of the house. The immediate surroundings contain similar properties and forms part of a 1960/70s residential development.

Proposal

This application seeks approval for the construction of a first floor side extension above the existing garage, single storey front extension and partial garage conversion along with alterations to the existing fenestration.

The first floor side extension would have a width of 3.45m, a depth of 7.75m and have a maximum height of 7.6m (5m to eaves). The extension would have a pitched roof that would maintain the ridge height of the host dwelling.

The single storey front extension would extend 1.2m in depth, have a width of 6.1m. The extension would have a mono-pitched roof with a maximum height of 3.3m (2.35m to eaves). This extension would accommodate a porch and integral garage.

The partial garage conversion would allow for internal reconfigurations to the property. The rear of the garage would be converted into a utility room and w.c. and form part of a larger kitchen/diner. As part of the conversion, a door and window would be inserted into the side (southeastern) elevation and the existing door and window to the rear elevation would be replaced with two windows.

The proposals would be finished in materials that would match the host dwelling.

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.

The site also has planning history; planning permission was granted in 2015 for a two storey side, single storey rear and front porch extensions which was not implemented. The proposals in the approved consent are similar in design and style with the proposal seeking permission in this application. This forms a material consideration in the assessment of this application.

Design and Layout

Itchen Avenue is characterised with two storey semi-detached dwellings with attached garages to the side. Many of the properties in Itchen Avenue have not extended over their garages, most alterations have been at single storey level to the rear and front in a modest manner. This has retained an open character to the street scene, the site itself occupies a prominent corner plot with no immediate neighbours to the east and contributes to this openness.

The proposed first floor side extension would essentially be viewed as a two storey side extension and would be visible within the street scene. The proposed extension would not be set down from the main ridge of the house or set back from the principal elevation and offers no subservience. While this is not recommended in the Quality Places SPD as this could create a terracing effect between semi-detached houses, due to the location of the extension to the east of the property away from attached neighbouring dwelling, in the instance, it is concluded the terracing effect would not be created as a result of the development.

With regard to the proposal having no subservience, it was noted 3 Itchen Avenue to the east also occupying a corner plot location has a similarly designed two storey side extension which has successfully blended into the street scene, maintaining the open character and is not an overly prominent feature. It is therefore concluded the proposed first floor extension would not cause material harm within the locality. It is also acknowledged the previously approved two storey side extension permitted under F/15/76987 was of a similar design as proposed and the Officer Report concluded the development would not have any demonstrable harm to the street scene.

The proposed single storey front extension is respectful to the host dwelling and the character area. During the site visit it was noted there are similar style front projections and it is considered this element of the proposal is considered to be in-keeping within the locality.

Overall, the proposals as a whole are acceptable and would mirror the common features found on the surrounding properties. The use of matching materials will ensure the property would be cohesive within the locality with the development in place.

Residential Amenity

There are no immediate neighbours to the east of the of the application site, the nearest neighbour, no. 3 is distanced approximately 20m from the site. There would be no first floor side facing windows to the first floor extension, as such there are no overlooking or loss of privacy concerns.

With regard to the adjoining neighbour, no. 7, it is not considered the proposals would impact upon this neighbour as the extensions are mainly positioned away from this property. The single storey front extension is of a modest size and is not likely to impact upon the outlook and light of no.7's front ground floor windows.

There would be a 25m separation distance between the first floor side extension and 2 Badger Close to the north. The newly created first floor rear window would mainly face the flank elevation of no. 2 of which there are no first floor windows. While there would be an increase of windows from two to three, due the separation distance and mature trees/vegetation lining the shared boundary, the level of overlooking would be no different to what is already experienced and as such there would be no harm to the neighbour's amenities.

Highways Safety and Parking

As a result of the proposals, the property would have four bedrooms which requires three off-street parking spaces. The garage conversion would result in the loss of an off-street parking space. However, the site plan submitted with the application indicates the three off-street parking spaces would be accommodated by the driveway/garden to the front of the site.

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 ☐