

DELEGATED OFFICER REPORT

Application Ref: H/24/97285

Site Address: 10 ST AUSTELL CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 6GQ

Case Officer: Claire Campbell-Best

Description: Two storey side/rear extension following the demolition of the existing outhouse/store and alterations to fenestration

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

Planning History	Yes ☒	No ☐
Reference No.	Proposal	Decision
Z/37698/000/00	Erection of conservatory at front	Permit – 13/06/2001

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	Bishopstoke Parish Council Planning Committee has no 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.		
Ecology:	No objections – 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 two storey semi-detached dwelling located on the northern side of St Austell Close in an elevated position with the principal and southeastern side elevations visible from the road. The property is set back from the road by a grass verge, footpath and front garden. There is a glazed conservatory to the front elevation and to the rear is an enclosed garden and outbuilding. The grass verge to the front of the property wraps around to the east of the dwelling, resulting in a fairly open green character to the area. The surrounding area is residential in nature and features similar semi-detached

pairs. There is some variance within the street scene; some properties have been extended at single storey level and there are a few examples of front and rear dormers.

Proposal

This application seeks approval for a two storey side and rear extension which would be located to the southeastern elevation of the host dwelling, the existing outbuilding in the rear garden would be removed to accommodate the proposal. The extension would measure approximately 3.5m in width, 8.35m in depth and have a maximum height of 7m. The rear element of the proposal would extend 1.3m from the original rear wall of the property. The extension would have a pitched roof, set down from the main ridge of the property and set back from the front elevation. 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 listed below.

Design and Layout

The design of the two storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance. Amended plans were received to add a ground floor rear window to the proposal which would give a balanced appearance to the rear elevation. The extension would appear as a subservient addition to the host dwelling and the use of matching materials ensures the proposed development would be harmonious and respectful to the property.

The proposal would be visible within the street scene and cause an imbalance to the semi-detached pair, however due to the subordinate nature of the extension, the proposed is not expected to cause detrimental harm within the locality as it would not be overly prominent. Furthermore, the proposal is positioned to the southeast and is not expected to impact upon the open character as the grass verge wrapping around the property would be retained with the development in place.

It was noted during the site visit, some of the properties within St Austell Close have been altered and extended overtime. While it is recognised there are no two storey alterations, it is concluded due to the modest proportions and that the open character is retained, the proposal is acceptable within the locality.

Residential Amenity

The proposed development is not expected to impact upon the nearby neighbours; the extension is mostly sited away from the adjoining neighbour no. 8 and therefore there would be no unacceptable impact to this neighbour with regards to loss of privacy, outlook or light.

The neighbours to the northeast/east have a minimum separation distance of 28m from the proposal. There is 1 no. first floor side window proposed which would mainly face the front gardens and driveways within the street and due to the adequate distance between dwellings, this is not considered to generate overlooking concerns.

The comments from the Parish Council are noted, however it would be unreasonable to place a condition for skip placements, lorry movements and working hours for a minor householder application. A considerate builder's note will be added to the decision notice in order to ensure any disruption is limited where possible.

Highways Safety and Parking

The proposal would result in an additional bedroom. This would mean the property would have four bedrooms which requires three off-street parking spaces as set out in the Residential Parking Standards SPD.

The site plan submitted with this application shows the parking provisions are off-street but not within the curtilage of the property (hardstanding to the east of the property). While this is not ideal, the plan indicates the three off-street spaces can be accommodated by this hardstanding. Additionally, there are off-street parking bays with Austell Close which could also be used to accommodate the required parking. Therefore, on balance, given what is available to the occupiers with regards to off-street parking, in this instance, there are no highway or parking concerns.

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 ☐