

DELEGATED OFFICER REPORT

Application Ref: H/24/97466

Site Address: 103 ITCHEN AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 8NL

Case Officer: Claire Campbell-Best

Description: Single storey side extension

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

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/13579/007/00	108 houses and 24 flats	Grant outline permission – 17/01/1974

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bishopstoke Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/07/2024 – Photographs on file		

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; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals (BIFOH 42)

Assessment:

Site and Surroundings

The application site contains a semi-detached chalet bungalow with an existing rear conservatory located on a prominent corner plot close to the junction of Itchen Avenue and Beaver Drive. To the front is a modest garden and to the rear is a private garden enclosed by a brick wall. The surrounding area is a 1960/70s residential development and features semi-detached bungalows and two storey dwellings of a similar age and design.

Proposal

This application seeks approval for a single storey side extension located to the northeastern elevation to the host dwelling. The existing rear conservatory would be removed and there would be a window and door inserted into the rear elevation. The proposed side extension would have a hipped roof and have a 'L' shaped footprint. This would measure approximately 4.1m in height (2.6m to eaves), 7.6m in depth with a maximum depth of 3.95m in width. The proposal would be finished in materials that would match the existing host dwelling.

Principal

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 below:

Design and Layout

- The design of the single storey extension is suited to the host dwelling in terms of its form, scale and appearance. The proposal is subservient to the host dwelling; the extension is set back from the principal elevation of the host dwelling. Additionally, the footprint and hipped roof proposed lessens the overall mass and scale to the development.
- While the extension would be visible within the street scene as a result of the corner plot location, due to its single storey nature and design, the proposal is not expected to cause detrimental harm to the character area as the extension does not extend the full width of the plot and the openness to area would still be retained. It was noted during the site visit, there are other examples of side extensions to nearby properties which have blended into the street scene successfully. As such, the proposal is considered to be in keeping with the existing surrounding development within the locality.
- 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 side extension proposes windows to the front, rear and side elevations. The front window would serve a w.c. and would naturally be obscured glazed to retain privacy. To the rear, bi-fold doors are proposed which would directly face the garden to the site and not generate any overlooking or loss of privacy concerns.
- There are 2no. side facing windows proposed serving a utility room and lounge. The proposed site plan indicates the existing brick wall enclosing the rear garden would be retained and would mostly screen the lounge window within the public realm.
- Additionally, the proposed windows to the side elevation mainly face the street, however the closest neighbours impacted by these windows (98 Itchen Avenue and 2 Beaver Drive) are adequately distanced from these windows with a minimum separation of 21m. These properties are also slightly angled away from the site so the proposed windows would have an oblique view and mainly look onto the front gardens/driveways which is more accepted and tolerated. Due to this and the existing boundary treatment, these windows are not expected to generate any unacceptable overlooking or loss of privacy concerns to nearby neighbouring amenity.
- The extension is sited entirely away from the adjoining neighbour 101 Itchen Avenue, it is therefore considered the extension would not impact upon this neighbour. Furthermore, the existing rear conservatory would be removed allowing more light and outlook to the rear ground floor windows to this property.
- To conclude, 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.

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 ☐