

DELEGATED OFFICER REPORT

Application Ref: H/24/97382

Site Address: 315 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8JP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Garage conversion to habitable and single storey rear extension to replace existing conservatory.

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

Planning History?	Yes ☒	No ☐
• Z/27134/001/00 - Two storey side extension to create granny annex - Permit - 26/07/1999 • Z/27134/002/00 - Two storey side extension (amended design) - Permit - 14/08/2000		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 21 st June 2024.		

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; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 42)

Assessment:
<u>Site Context</u> The application property is a two-storey, detached dwelling located in East Bishopstoke, and it features a good-sized rear garden. The dwelling itself is parallel to Fair Oak Road, making its front elevation visible to those travelling from west to east along Fair Oak Road. There is an empty space on its northern side. The surrounding area is predominantly residential, characterised by mainly semi-detached dwellings.

Proposal

The application seeks planning approval to convert the existing garage into a game room, with the existing garage door to be replaced by a window. Additionally, the proposal includes replacing the existing conservatory, which is situated between two kitchens, with a single-storey rear extension featuring a flat roof. This replacement addition will include bi-fold doors and will be flush with the left-hand side kitchen. It will be marginally larger than the current conservatory.

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.

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 is considered to have a limited visual impact on the street scene and the character of the area. From the front elevation, the primary change will be the replacement of the garage door with a window, a modification that will not be prominent or detrimental to the street scene.
- Regarding the proposed single-storey rear extension, its location at the rear of the property ensures it will not be visible from the public realm. Furthermore, the proposed extension will occupy the same position as the existing conservatory, with only a slight increase in depth, thus representing a modest addition to the host dwelling.
- The application property currently features two rear conservatories; replacing one with a brick-built, flat roof rear extension is expected to enhance the rear profile of the dwelling, offering a more uniform and aesthetically pleasing appearance.

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 addition of a window in the front elevation, replacing the garage door, is not expected to impact neighbour's privacy as this window will look out onto areas already open to public view.
- The proposed rear extension, given its position, height, and separation distance from neighbouring properties, is not considered to cause any adverse impacts to neighbours regarding overshadowing, loss of outlook, loss of light, or privacy.

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.

- Although the garage conversion will result in the loss of one parking space, it was observed from the site visit that the existing driveway can accommodate at least three cars. This capacity meets the maximum parking requirements, thereby alleviating any concerns related to parking provision.

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 ☐