

DELEGATED OFFICER REPORT

Application Ref: H/24/97488

Site Address: 34 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6LB

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and alterations to existing fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Within a Conservation Area TPO Trees (Protected by virtue of the designated Conservation Area) Southern Water Services – Foul Sewer SSSI, SAC, SPA and RAMSAR – River Itchen which is adjacent to the site Flood Zone 3 to the west of the site		

Planning History	Yes ☐	No ☒
The site has no planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Bishopstoke Parish Council:	No comments were received.		
Built Heritage Consultant:	<u>No objection (Summarised):</u> The extension is a logical one squaring off the floor plan, which will not have any effect on the heritage assets in the vicinity and in fact will be hardly noticeable from the main road. It will give a more cohesive side elevation to the building and indeed, to a lesser extent the rear.		
Ecology:	<u>No objection subject to the following conditions:</u> - A CEMP (Construction Environmental Management Plan) pre-commencement condition - Installation of bat/bird boxes or bricks		
Trees:	<u>No objection:</u> There are no significant trees within influencing distance of the proposed development area. Therefore, we raise no arboricultural objection to the proposal.		
Natural England:	<u>Objection</u> As submitted, we consider it will have an adverse effect on the integrity of New Forst Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site.		
Southern Water Services:	<u>No objection subject to the following condition:</u> It appears that the developer is intending to build close-to a public foul sewer which is crossing the site. Building over a 'public sewer' is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer. In order to protect drainage, Southern Water requests that if consent is granted, the following condition is attached to the planning permission:		

	Prior to commencement of development. The developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. Reason: To ensure the protection of public sewers.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/06/2024		

Legislation:
Section 38(6) of the Planning Compulsory Purchase Act 2004 states:- <i>"If regards is to be had to the development plan for the purpose of any determination to be made under the planning acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Area) Act 1990 states:- <i>"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under Planning Acts), special attention shall be paid to the desirability of preserving or enhancing."</i>
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, DM12, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bishopstoke Conservation Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site is one half of a two storey semi-detached Victorian dwelling located on the southern side of Bishopstoke Road. The property itself is traditional and modest in form; it has a single storey rear outrigger which is narrower than the main body to the house. The dwelling is set within a large plot with the River Itchen located along the eastern boundary. The site falls within the Bishopstoke Conservation Area of which the semi-detached pair make a positive contribution. The surrounding area is predominately residential in nature, immediately north of the site lies a car wash site and convenience store. <u>Proposal</u> This application seeks approval for a single storey rear extension as well as alterations to the existing fenestration; this would involve replacing the first floor rear window with a Juliette balcony. The single storey rear extension would square off the ground floor to the rear, filling in an existing recess. The extension would have a flat roof and measure approximately 2.25m in width, 5.1m in depth and a maximum height of 2.95m (2.8m to the eaves). As a result of the proposals, there would be internal reconfigurations to the property; at ground floor, the extension would accommodate an open plan kitchen/diner. To the first floor, a bathroom

and bedroom would be swapped and the existing bathroom window replaced with the Juliette balcony.

Principle

The site is located within designated country where the general principle of development is not usually acceptable. However, the application site is an existing residential dwellinghouse, whereby extensions and alterations are considered acceptable in principle.

The site also falls within the Bishopstoke Conservation Area which is covered by Policy DM12. This policy seeks to ensure any proposed development makes a positive contribution to the local character and distinctiveness. Particular attention should be paid to the details of design to ensure that the character of these areas as a minimum sustained, and where possible enhanced.

Character and Design

The design of the single storey rear extension and fenestration alteration is suited to the host dwelling in terms of its form, scale and appearance. The extension is considered to be a modest addition to the property and due to its single storey nature, it would be subservient to main property. The use of matching materials will also ensure the proposals are respectful to the host dwelling.

As the proposals are sited to the rear of the property and considered modest in size, the scheme is expected to have minimal impact upon the street scene, there would be glimpsed views of the rear extension within the public realm, but this is not considered to be visually dominant within the locality.

The Built Heritage Consultant was consulted due to the site being situated in a conservation area. They advised they had no objection to the proposals and stated the extension will result in a more cohesive side elevation thus enhancing the side profile of the property.

The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place. The proposal does not result in any additional bedrooms or loss of off-street parking, the site has adequate space to the frontage to meet the Residential Parking Standards.

Residential Amenity

The proposed extension would be positioned away from the neighbouring property, 32 Bishopstoke Road, not extending beyond the rear-built line to this property. The Juliette balcony would mainly face the garden and open fields to the rear of the site. There would be an oblique view into the neighbouring garden, but this is not considered to be adversely harmful.

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.

Ecology and Trees

Trees were consulted due to there being trees within the site that are protected due to the Conservation Area status. The Tree Officer confirmed they have no objections to the proposal as there are no significant trees within close proximity to the development site.

Ecology were also consulted upon due to the site being in close proximity to the River Itchen which is classified as a Special Protection Area. Throughout the course of the application a habitats regulations assessment, preliminary ecological appraisal and preliminary roost assessment was submitted and reviewed by the Council's Ecologist.

They confirmed, subject to a pre-commencement CEMP (Construction Environmental Management Plan) condition, they were satisfied with the protection measures set out in these reports in relation to wildlife and the River Itchen, which the planning agent has agreed to. A condition to install bat and bird boxes will also be applied to the decision notice.

It is noted, Natural England have objected to the proposals, stating the scheme would have a harmful impact on the River Itchen. However, this objection appears to have been sent in error. It is considered the ecological mitigations as laid out in this report will ensure the protection of wildlife and the River Itchen.

Other Matters

The eastern section of the plot lies within flood zones 2 and 3. A flood risk assessment was submitted with the application which states the proposals will not be set lower than existing ground levels.

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.

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 ☐