

DELEGATED OFFICER REPORT

Application Ref: H/24/97633

Site Address: 7 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH, SO50 7BQ

Case Officer: Claire Campbell-Best

Description: Single storey infill rear extension and two storey side extension

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Built-Up Residential Area EBC Sold Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/94991	Demolition of the existing rear extension. New single and two storey side extensions. Internal Alterations. Alterations to fenestration. New terrace (Amended description).	Dismissed at appeal – 11/03/2024

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Fair Oak Parish Council:	No objection		
Ecology:	No objection: I have reviewed the Preliminary Roost Assessment (PRA) bat survey report by Vesper Conservation and Ecology Limited (July 2024). The building has been assessed as having negligible suitability for bats. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Specific biodiversity enhancements have not been recommended in the report, so a built-in bat box/brick on the east or west elevation and a built-in swift nest box/brick on the north elevation would be appropriate. These could be built into the gable ends or mounded below the eaves. It may be possible to add a bat box to the southern side of the two storey extension where it extends to the rear of the house if there is sufficient access for bats in that area.		
Asset Management:	No response required		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/07/24 – 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 23).

Assessment:

Site and Surroundings

The application site is a two storey semi-detached dwelling located on a corner plot location on the junction of Scotland Close and Mortimers Lane. The front elevation faces Scotland Close and the side elevation abuts Mortimers Lane. The existing boundary treatment comprises a combination of high level fencing and a low brick wall. The surrounding area is predominately residential in nature and contains inter-war and immediate post-war bungalows and semi-detached pairs.

Proposal

This application seeks approval for a two storey side and single storey rear extension following removal of the existing detached garage located to the side of the property. The two storey side extension proposes a hipped roof and would be located to the northern side elevation, measuring approximately 3.95m in width, 7.8m in depth and 7.5m in height (4.65m to eaves). This extension would also extend approximately 2m from the rear wall of the host dwelling. The proposed element of the scheme would accommodate a garage and utility/boot room to the ground floor and a master bedroom, en-suite and dressing area to the first floor.

The application also proposes a flat roofed single storey rear extension measuring approximately 1.55m in width, 2m in depth and 3m in height and would be located in the recess between the two storey extension and an existing single storey rear projection. This extension would allow provide space for an open plan kitchen/dining room and a link to the utility/boot room.

Both extensions would be finished in materials that would match the host dwelling.

The application has been submitted following a previous planning application (H/23/94991) which was refused by the Local Planning Authority and subsequently dismissed at appeal. During the course of the planning process, this application was amended; the two storey extension has been reduced in depth and width and complimentary materials proposed to match the host dwelling. These amendments are deemed acceptable and overcomes the previous massing, scale and design concerns and the application can be recommended for approval.

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.

The site falls within the character area of Bishopstoke, Fair Oak and Horton Heath (BIFOH 23) which provides the following guidance on developments and that they should ensure that:

- i) Maintain the formal building compositions around the central open space and cul-de-sacs;

- ii) Retain the wide grass verges and semi-mature broadleaved tree planting on central open green space;
- iii) Maintain the importance of the central open green space in any new development; and
- iv) Ensure that new development relates effectively with the building features and materials prominent in existing development.

Design and Layout

- The design of the two storey side and single storey rear extension, upon receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance.
- The two storey side extension would be just under half the width of the host dwelling and set down from the ridge as well as being set back from the front elevation. While it is acknowledged this would unbalance the semi-detached pair, the extension is seen as a subordinate addition to the host dwelling and would not be so detrimentally harmful the application warrants refusal. Furthermore, 54 Scotland Close adjacent to the site is a property that is identical in design and layout which has a two storey side extension and has blended into the street scene. It is considered the side element to this scheme would sit comfortably within the street over time; the use of matching materials would also ensure this element is not unacceptably dominant in the corner plot location.
- The single storey rear extension would be sited to the rear of the property and within a recess. While it would be visible from Mortimers Lane, due to the single storey nature, this element is considered to be a subservient and modest addition to the host property.
- The development would not be an overdevelopment of the site, sufficiently amenity space would be retained with the development in place.

Residential Amenity

- The two storey extension would be sited away from the adjoining neighbour, no. 8 Scotland Close; the single storey extension would be screened by the existing single storey rear projection. As such, the proposed development is not expected to impact upon the outlook, light or privacy to this neighbour.
- The two storey extension proposes a large first floor rear window which would face the flank elevation of 55 Mortimers Lane. This elevation has no side windows, therefore there would be no privacy or overlooking concerns. The proposed window would provide an oblique view into the neighbouring garden of no. 55; however, the first floor rear windows to 7 and 8 Scotland Close already have a directly view into this garden, it is therefore considered an additional first floor window with a non-direct view would not cause more harm than the current relationship.
- 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

- A preliminary roost assessment by Vesper Conservation and Ecology Limited (July 2024) was submitted with the application. This was reviewed by the Council's Ecologist who confirmed they were satisfied with the findings of the report and recommended biodiversity enhancements. This will be added as an advisory to the applicant.

Highway Safety and Parking

- The development proposes an additional bedroom, resulting in a four bedroom property which requires three off-street parking spaces as set out in the Residential Parking Standards SPD.
- The required parking would be accommodated by the integral garage within the two storey side extension and the driveway to the front of the site. Therefore, there are no highway safety 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 condition.

Recommendation:

PERMIT ☒

REFUSE ☐