

DELEGATED OFFICER REPORT

Application Ref: F/24/98018

Site Address: 35 BRACKLEY AVENUE, FAIR OAK, EASTLEIGH, SO50 8FL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Side extension to convert the existing garage into a double garage
(Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two comments were received from the same neighbour, raising concerns that the construction could disrupt his garden, block sunlight to his plants, and worsen drainage issues. No further comments were received after this neighbour was informed of the revised plans.		
Parish Council:	No objection.		
HCC Highways:	In regard to application F/24/98018, as the application is for 5 dwellings or less, there is no required change of vehicle access onto the highway, and the development does not access directly onto a classified road, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority - https://www.hants.gov.uk/transport/developers/consultation However, in regard to the application, having undertaken an initial review it would appear that the proposed garage extension sites within the site boundary, with the walls of the extended garage to the south and east essentially replacing a 6 foot fence. As such, there will be no additional loss of visibility when accessing the garage court, which with slow vehicle speeds anticipated, would be acceptable in this specific case. In addition, a 6.0m aisle width between the garages associated with the application site and those located eastwards is retained for ease of turning in and out for parking.		

Site Visit:	Yes ☒	No ☐
Details: 30 th August 2024.		

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; Character Area Appraisals for Bishopstoke, Fair Oak & Horton Heath (BIFOHH 17)

Assessment:**Site context and surroundings**

35 Brackley Avenue is a first-floor, two-bedroom maisonette within a semi-detached building. The amenity area at the rear serves this semi-detached block, comprising two attached garages allocated to Nos. 35 and 36. The remaining area predominantly serves the ground-floor maisonette at 36 Brackley Avenue. The portion of amenity space associated with No. 35 is mainly paved and includes a shed. To the south of the plot is a parking area for the Sandy Lane Centre, and to the east is a block of garages.

Proposal

Initially, the application sought planning permission to extend the existing single garage by a side extension, converting it into a double garage with an additional section extending beyond the rear wall for storage. Given that the current amenity space for 35 Brackley Avenue does not meet the Quality Spaces Supplementary Planning Document (SPD) requirement of 60% external amenity space, the proposal raised concerns about further reducing usable amenity space. As a result, the applicant was advised to remove the rear storage extension. Following this advice, the agent submitted revised plans, limiting the proposal to an expansion of the existing single garage into a double garage, with no extension beyond the rear wall.

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 is also part of the character area of Bishopstoke, Fair Oak & Horton Heath (BIFOHH 17) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Sandy Lane.
 - ii) Mitigate the effects of the heavy vehicular traffic on Sandy Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 extension would replace part of the existing eastern and southern boundary fence, making it visible from the street scene. However, given the prevalence of garages in the vicinity, the proposed structure is anticipated to integrate well with the established character of the area.
- The scale and design of the extension are consistent with surrounding garages and are not expected to create a visually intrusive feature. It is considered likely to appear as an additional garage within the area, thereby limiting its visual impact on the street scene.

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.
- Given the nature of the proposed extension and its separation distance from neighbouring habitable areas, it is not anticipated that the extension would result in any loss of light, outlook, or privacy for neighbouring residents.
- Additionally, the proposed extension would not overshadow the amenity area of 36 Brackley Avenue, as it would remain aligned with the existing rear wall of the garage, thereby avoiding the appearance of an overly long or intrusive structure.

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.
- HCC Highways advised that the extended garage walls would be located within the site boundary, with the walls on the south and east sides essentially replacing a six-foot fence. Therefore, the proposed extension would not result in any additional loss of visibility when accessing the garage court.
- Given the anticipated slow vehicle speeds in this area, this is considered acceptable for highway safety in this specific context.
- Additionally, a six-metre aisle width between the proposed garages and those to the east is retained, ensuring sufficient space for safe vehicle turning and parking.

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 ☐