

DELEGATED OFFICER REPORT

Application Ref: F/24/98076

Site Address: 169 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6GR

Case Officer: Claire Campbell-Best

Description: Erection of 1no. three bedroom dwelling with associated parking

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

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None were received		
Bishopstoke Parish Council:	No objection		
Ecology:	Ecology comments 9.10.23 No objection subject to condition The following BNG conditions will need to be applied: 1. The 30-year Landscape Management Plan, Landscape Plan 543-1-R1 and other accompanying documents (The Landscape Service, 20.8.2024) shall be implemented in accordance with the approved details. 2. Notice in writing shall be given to the LPA when the: a) habitat creation and enhancement works as set out in the 30-year Landscape Management Plan and accompanying documents (The Landscape Service, 20.8.2024) have commenced, and b) habitat creation and enhancement works as set out in the Landscape Management Plan and accompanying documents have been completed. Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11. Surface water drainage: Further details regarding the treatment of surface water runoff need to be provided to ensure sufficient attenuation and water quality. This can be achieved by providing pervious surfaces on all hard standing, particularly on the driveway. The provision of pervious paving could either be conditioned or a condition applied to any permission which requires a surface water drainage strategy to be submitted. Other ecology advisories: 1. Active bird nests are protected by law. Any vegetation clearance should take place outside of the breeding bird season which is March to September inclusive.		

	2. Bat roosts are protected by law. Although the existing property appears to have low roosting potential for bats, the contractors must remain vigilant for roosting bats when demolishing the existing building. If any bat is found, work must stop immediately and advice sought from a suitably qualified ecologist or Natural England.
Trees:	No objection subject to condition The proposed dwelling appears to be a suitable distance from the significant trees to the rear of the site. However, there is a risk of impact, especially to the rooting systems, from construction access and activities, landscaping and installation of light structures. Therefore, it will be necessary to submit an arboricultural method statement and tree protection plan, address these matters, prior to commencement. We raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents must be adhered to in full and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
Hampshire County Councils Highways:	No objection In regard to application F/24/98076, 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, the proposals for the new dwelling appear acceptable, utilising the existing drop kerb vehicle crossover to access a driveway capable of accommodating two vehicles side by side. It is also noted that landscaping will push the driveway exit approximately 1.5m away from the school access gates, and that frontal landscaping shall be kept to a maximum of 0.6m. This is welcomed as it will add extra visibility of pedestrian movements which will be high at times in this area due to the proximity of the school access. It would however be requested that a condition is put in place to ensure the landscaping is indeed retained at this height or less. Additionally, it is noted that the parking area utilised for the new dwelling is the current parking area for the host dwelling (No. 169). As such, the Case Officer may wish to enquire as to where the lost parking will be relocated to. It could be that this would be via an additional drop kerb to the direct front of No. 169, with a new driveway put in place through the conversion of the front garden (which would not require planning permission), but the Case Officer may wish to clarify this and also add it as a condition
Southern Water:	No objection

	The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. Our investigation indicated a private sewer in the vicinity of the development. However, we can see no evidence that the applicant proposes to use the private sewer. Before we can comment fully, the use of the sewer needs to be confirmed via a drainage system diagram showing both foul and surface water.
Asset Management:	No objection The property was originally sold under right to buy and there is a restrictive covenant relating to building extensions or alterations included as part of the sale.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 17/10/2024 – Photographs on file.		

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, DM6, DM11, DM13, DM14, DM23, DM29 and DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site Context and Surroundings</u> The application site relates to the northern portion of the plot to 169 Underwood Road. Currently, the main dwelling fronts Underwood Road and is situated in a good-sized plot with vehicular access from the road. The dwelling itself has a single storey side extension to the north elevation and there is a single detached garage/outbuilding in the northern portion of the rear garden. The surrounding area is predominantly residential; in the immediate vicinity there are two storey terraced blocks of housing with front gable projections and semi-detached pairs, combined the nearby properties have a sense of cohesion. The properties have a neutral toned colour palette; featuring materials consisting of pebbledash, render and buff brick with tiled, pitched roofs. To the east of the site lies Stoke Park Junior School; the vehicular access to the site lies close to the school's vehicular and pedestrian entrance. <u>Proposal</u> This application proposes the erection of a detached two storey dwelling with three bedrooms and associated parking and cycle storage with vehicular access from Underwood Road. The dwelling would be located in the northern portion of the site and the plot subdivided to accommodate the proposed dwelling; the existing single storey side extension and outbuilding to 169 Underwood Road would be removed to accommodate the dwelling. The property would have a tiled, pitched roof, buff brick to all elevations, a front gable projection and ground floor bay window and front canopy porch.

Principle

The development is within the Urban Edge whereby the principle of new residential development is acceptable. Development is expected to meet policies within the local plan, most notably policy DM1 which sets out the general criteria for new development.

Design and Layout

- 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 neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.
- The proposed design of the dwelling has been influenced by the architectural characteristics of the surrounding area. While detached dwellings are not a predominant feature in the locality, the proposed development incorporates elements that ensure visual cohesion with nearby properties. The use of buff brick for the elevations reflects the materials commonly found in the area, providing consistency with the existing architectural palette. Furthermore, the inclusion of a modest ground-floor bay window and porch adds visual interest to the principal elevation without overwhelming the overall design. These features contribute to a balanced aesthetic while complementing the surrounding built environment. It is important to note that the area has a variety of building types, including terraced and semi-detached dwellings, alongside the nearby school. This mix of housing styles ensures that the proposed detached dwelling, with its complementary design elements, would not appear as an incongruous addition to the streetscape. Instead, it aligns with the character of the area while maintaining individuality within its immediate context.
- The proposed dwelling would be set back from the highway; the dwelling's siting aligns with the established building line, ensuring it harmonises with the surrounding properties. Furthermore, the proposed roof form and ridge height are consistent with those of the existing neighbouring dwelling no. 169, reinforcing a sense of continuity and minimizing visual disruption within the area. The addition of landscaping to the site's frontage further enhances the development's visual integration by softening its appearance and contributing to the greenery typical of the area. This considered design approach ensures the proposed dwelling will blend effectively into the street scene.
- The northern elevation of the proposed dwelling is situated close to the boundary shared with Stoke Park Junior School. To enhance the relationship between the site and its surroundings, additional hedging and vegetation are proposed along this boundary. This landscaping not only helps maintain the green character of the area but also provides a visual buffer between the dwelling and the school, contributing to a more cohesive and aesthetically pleasing environment. The introduction of greenery is a welcome addition that aligns with the broader goal of enhancing the site's integration into the local context while supporting a sustainable and attractive streetscape.
- The application is accompanied by a residential standards statement confirming the dwelling will be constructed in accordance with Building Regulations M4(2) and policy DM29 from the Local Plan, ensuring accessible and adaptable dwellings can be bought into housing stock.

Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

- To ensure adequate internal living standards are met, the Local Planning Authority assess the measurements of space against the 'Nationally Described Space Standards' (NDSS). Policy DM30 of the Local Plan required that all new dwellings meet the NDSS as a minimum.
- This application proposes a two storey 3no. double bedroom dwelling. Therefore, the NDSS requirement is 102 sqm. From the plans submitted, the proposed dwelling accords with national and local with the internal floor space measuring approx. 124.1 sqm.
- In addition, and as set out within the Council's Quality Places Supplementary Planning Document (SPD), the garden size of new residential development must be at least 60% of the floor space of the proposed dwelling and the retained dwelling 169 Underwood Road. From the site plan submitted, it has been ascertained the garden spaces meet this standard.
- Additionally, the rear garden would be orientated east and linear like the other properties on this section of Underwood Road, as such it is considered the rear garden would be a useable space.

Neighbouring Amenity

- The proposed dwelling is to be positioned to the north of the existing property at 169 Underwood Road, with the side elevations of both dwellings facing each other. The site plan indicates a separation distance of approximately 1 metre between the two properties. This distance is considered adequate to maintain a clear distinction between the buildings while ensuring accessibility for maintenance purposes. The side elevation of 169 Underwood Road includes windows that face the proposed dwelling. However, these windows serve hallway areas, which are not classified as habitable rooms under planning guidance. As such, the proximity of the new dwelling is not expected to result in a significant loss of light or privacy for the occupants of the existing property. The design and layout ensure that the relationship between the proposed and existing dwelling remains appropriate, with minimal adverse impact on the residential amenity of 169 Underwood Road.
- The proposed dwelling extends slightly beyond the rear built line of 169 Underwood Road. However, this extension is designed in such a way that it will not adversely impact the outlook or light to the rear habitable rooms to this neighbour nor will it affect the private garden space of the neighbour. Given the proposed dwelling's positioning and separation from the boundary, it is anticipated that the light and outlook enjoyed by the occupants of no. 169 Underwood Road will be maintained. The proposed dwelling and its massing and siting ensure there is no overshadowing or significant loss of privacy to the rear of the neighbouring property, preserving the amenity of both the existing and proposed dwellings.
- The proposed dwelling extends slightly beyond the front built line of no. 169; however, this extension is limited to the ground floor bay window, which is stepped away from no.169. This design choice minimises any potential impact on the neighbouring property. Overall, the proposed dwelling is not expected to significantly impact the outlook or light to no. 169. The relationship between the two properties will be balanced, with no adverse effects on the neighbouring amenity to no. 169.
- The proposed dwelling includes a ground and first-floor side window on the southern elevation, which would face no. 169. To mitigate any potential privacy or overlooking concerns, it is proposed that these windows be conditioned to be obscured glazed, with top-hung openings only. This will ensure the privacy of the occupants of no. 169 will be preserved, addressing any concerns related to the loss of privacy or intrusive views.
- To the east of the site lies Stoke Park Junior School. The rear of the site is lined with mature trees, which provide a natural screen and would adequately block views from the proposed first floor rear windows. These existing trees offer significant visual protection, ensuring that the proposed development will not cause any undue loss of privacy or be visually intrusive for the school and any staff or pupils.

- The north elevation of the proposed dwelling includes a first-floor side window, which is intended to serve a bathroom. This window would face the footpath leading to Stoke Park Junior School. To address privacy concerns and ensure that the window does not result in any undue overlooking, the submitted plans indicate that the window will feature a top-hung opening and will be obscured glazed which is acceptable.
- Overall, the proposed dwelling has been designed to integrate into the surrounding environment while ensuring minimal impact on the neighbouring properties. The positioning and layout is considered to preserve the outlook, light, and privacy of the nearby neighbouring amenity.

Parking and Access

- The proposal provides appropriate on-site parking for the proposal dwelling. As per the Residential Parking Standards SPD, a 3no. bedroom dwelling requires 2no. off-highway parking spaces. This is provided to the driveway to the front of the property. In addition, the site plan shows a new parking arrangement to 169 Underwood Road as the current parking would be lost to make way for the dwelling.
- Hampshire County Council Highways were consulted regarding the proposed development, and the Highways Officer has advised they are satisfied with the parking arrangements. However, to ensure adequate visibility for drivers, particularly due to the site's close proximity to Stoke Park Junior School, the Highways Officer has recommended that the frontal landscaping be conditioned to maintain a height no greater than 0.6 meters. This condition will ensure that clear visibility splays are provided, improving safety for both residents and pedestrians, especially around the school area. The proposed landscaping measures, combined with the recommended height restriction, will help to balance the visual appeal of the site while maintaining the necessary safety standards for the surrounding environment.

Ecology and Drainage

- Policy DM11 requires planning applications to protect, conserve and enhance all international, national and local nature conservation designations; and networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible; and seek a net gain of biodiversity on all development sites.
- The Council's Ecologist reviewed the application and recommended the submitted Landscape and habitat information is implemented and adhered to in order for the site to deliver the statutory 10% biodiversity net gain. The Ecologist also recommended biodiversity enhancements to the site by way of informative.
- In order to ensure the site has adequate surface water drainage and foul sewerage a condition will be applied in order to gain final details to the site.

SPA Mitigations

- The Council, as the responsible body for Habitats Regulations Assessment (HRA), must ensure as part of a planning application that a development will not have an adverse impact upon European protected sites, and specifically in this case, the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites). It is recognised that the addition of residential development would have an adverse impact upon the surrounding designated European protected site.
- Due to the nature of the proposals. A HRA was undertaken and submitted to Natural England for review. Natural England have replied stating they prioritizing their responses on major planning application sites and will not provide a response

in relation to the submitted HRA. The LPA, as the competent body under the Habitats and Species Regulations (2019) are satisfied that the mitigation proposed is sufficient to address the impacts arising from the development upon European Protected Sites.

- In terms of water quality, Natural England have advised that new housing development should achieve nutrient neutrality in order to mitigate the impacts of additional nitrogen arising from the sewage generated by the future residents. This wastewater then feeds into the River Itchen via Waste Water Treatment Works, which discharges into the river network and so causes eutrophication affecting the features for which it is designated. The Council has adopted its own strategy for achieving nutrient neutrality whereby it identifies areas of agricultural land and remove these from a nitrate intensive use, thus reducing the nitrogen input into the protected sites, with the level of reduction then being used as a means of offsetting the impacts of development proposals within the Borough. This ensures no overall net increase in nitrates within the River Itchen and thereby allow a development to achieve nutrient neutrality. In order to do this, the Council calculates the level of nitrate mitigation this land provides (measured in kg) and makes 'nitrate credits' available to developers to buy, with funding being secured during the planning application.
- Necessary mitigation for nitrates and phosphates will be secured via condition.
- Natural England has also raised concern with regard to additional residential development within 13.8km radius of the New Forest. This is considered to have an adverse impact upon the New Forest by way of additional trips resulting in further recreational disturbance. There is a monetary mitigation of £2,220 per residential unit to offset the impact upon the New Forest National Park, which was covered within the HRA. As noted above, Natural England have raised an objection, however the Council is satisfied with the mitigation, which will be secured via an upfront payment under Section 106 of the Town and Country Planning Act 1990.
- The Solent & Southampton Water Special Protection Area is an internationally designated conservation site and is protected for its overwintering birds. It is recognised that new house building (within a 5.6km buffer of the designated area) is placing increased pressure on these overwintering birds from more people visiting the coastline. As such the Council requires all housing developments within the buffer to make a financial contribution towards the Solent Recreation Mitigation Strategy, which aims to limit recreational disturbance to our coastline through careful management. The application site falls within the 5.6m buffer and therefore a 3-bedroom dwelling would require the mitigation monies of £834 (as of 1 April 2023), which will be secured via an upfront payment under Section 106 of the Town and Country Planning Act 1990.

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 ☐