

DELEGATED OFFICER REPORT

Application Ref: H/24/98302

Site Address: 28 WITT ROAD, FAIR OAK, EASTLEIGH, SO50 7FR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey rear extension

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

Planning History?	Yes ☒	No ☐
• F/16/79649 - Two storey rear extension and single storey rear extension - Permit - 25/01/2017		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 10 th October 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 20)

Assessment:
<u>Site context and surroundings</u> The application site comprises a two-storey, two-bedroom semi-detached dwelling situated in North Fair Oak. The property is finished in cream render. The frontage features an unbounded area of gravel used for parking. A side gate provides access to the rear garden, which contains an outbuilding. The surrounding area is residential in nature, characterised by semi-detached dwellings of a similar style, some of which are also rendered.
<u>Proposal</u> The proposal seeks planning permission for the construction of a two-storey rear extension to the property. The extension will accommodate an open-plan kitchen and

dining area on the ground floor, while an additional room will be created at the first-floor level. According to the submitted plans, the extension will be constructed in brick and will match the ridge height of the host dwelling.

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 and Horton Heath (BIFOH 20) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the importance of the views along Witt Road to the fields to the east.
 - iii) Maintain the predominant plot widths and continuity in building line.

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 two-storey rear extension is regarded as a sizeable addition to the host dwelling, nearly doubling its size and aligning with the existing ridge height rather than being lower to ensure subservience. However, given that several neighbouring properties, including the adjacent property at 26 Witt Road, have been extended with two-storey rear extensions of a similar scale, the proposed development would not appear out of context or form an incongruous feature within the locality.
- Positioned at the rear of the property and not extending beyond the side walls of the dwelling, the proposed extension will not be prominent from the public realm, thereby minimising its visual impact on the street scene.
- Although the proposed extension is to be constructed in brick, contrasting with the rendered finish of the host dwelling, this material aligns with the prevailing character of the area, where many neighbouring properties retain their original brick finishes. As a result, the use of brick is not anticipated to appear incongruous or to introduce an uncharacteristic element to the vicinity.

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 neighbouring property most likely to be affected by the proposed extension is the semi-detached neighbour at 30 Witt Road. Initially, concerns were raised regarding the potential for an overbearing impact, given that the proposed two-storey rear extension is sizeable and that the neighbouring property at 32 Witt Road also features a considerable two-storey rear extension. This raised reservations about the effect on 30 Witt Road, which is situated between these two extended dwellings. However, it is noted that 30 Witt Road features a single storey

rear extension, and their nearest first-floor window to the proposed extension serves a non-habitable room. As such, the proposal is not anticipated to result in a harmful loss of outlook, light, or an undue sense of enclosure for this neighbour. To address these concerns further, the applicant drew a 45-degree line from the neighbouring property's window, confirming that no harmful impacts are anticipated.

- The adjacent property at 26 Witt Road, which also has a two-storey rear extension, is unlikely to be significantly affected. The proposed development aligns in scale and placement with the existing built form, thereby avoiding any substantial overshadowing or loss of light.
- Furthermore, no windows are proposed on the side elevations of the extension, which mitigates the risk of overlooking and safeguards the privacy of neighbouring occupiers. The additional first-floor window on the north elevation serves an en-suite and is expected to be obscurely glazed, ensuring no concerns regarding overlooking or loss of 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.
- The proposal includes the addition of one bedroom at first-floor level, resulting in the property becoming a three-bedroom dwelling. However, the parking requirements for 1-3 bedroom dwellings are the same, and therefore the proposed development will not impact the existing parking arrangement. Moreover, the frontage of the property provides sufficient space to accommodate two cars, meeting the parking standards.

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 ☐