

DELEGATED OFFICER REPORT:**Application Ref:** H/24/98401**Site Address:** 1 EARLS CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 8HY**Case Officer:** Clare Martin**Description:** Proposed two storey side extension, conversion of existing garage to habitable and single storey side extension to form home office

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One letter of objection</u> - Elevated position and increased number of windows overlooking 30 Earls Close - Materials should be in keeping with existing building		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Carried out 4 th December 2024		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard 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>

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, DM11 and DM14. Supplementary Planning Documents: Quality Places & Residential Parking Standards; Character Area Appraisals & Trees and Development

Assessment:
Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details of the development complying with the relevant planning policies.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site, including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The site is at the corner of Haig Road and Earls Close, where it occupies a prominent position within the street scene. The property consists of a two storey detached house with a gabled roofline and front gable end with garden to the southern side. The design of the house matches the house opposite (no. 30) where they bookmark the entrance to Earls Close and broadly reflects the style of the 1960's/ 1970's semi-detached houses that make up Earls Close.

While there maybe scope for a modest two storey extension of a complimentary design, the proposal is not this. Its design revolves around a two storey gable end, which is wider and has a longer roofline than the existing front gable end and so appears overly dominant in comparison. Added to this is the row of three pitched roof side dormer windows, which is not a feature present on the house or immediately vicinity and appears incongruous. Even the detailing of the two storey extension is poor, with the extension using a hipped roofline to one side rather than continuing the existing gabled roof design.

It is therefore considered that the two storey extension would create an incongruous and visually dominant feature detrimental to the character and appearance of the house and the Haig Road & Earls Close street scenes. As such the proposal is contrary to Policy DM1.

Other Considerations

Residential amenity

The extension is positioned next to the Earl's Close junction where it will not unacceptably impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook). While the neighbour at no.30 is concerned about overlooking from the three side dormer windows, the proposal exceeds the required 22m separation distance for first floor windows. The development accords with guidance set out in the 'Quality Places' SPD.

Amount of development

The proposal would not be an overdevelopment of the site in that it would retain sufficient amenity space for a property of this size. The site is also able to accommodate three car parking on its frontage allowing the garage to be converted while still meeting the Council's residential parking standards.

Trees and Ecology

There are no protected trees on the site and the proposal is not considered to have an adverse impact upon trees or other natural features worthy of retention. The householder extension would not have a likely significant impacts on the SPA.

Single storey extension

The proposal also includes a flat roof, wooden clad, single storey extension. However, this extension is of a more modest scale, tucked away at the far northern side of the house, and its wooden cladding would resemble a shed. It is considered that the extension would would not be overly noticeable within the street scene and would not have an unacceptable impact upon the amenity of neighbouring residents.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.
Section149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...