

DELEGATED OFFICER REPORT

Application Ref: H/25/98814

Site Address: 7 BURROW HILL PLACE, BISHOPSTOKE, EASTLEIGH, SO50 6LT

Case Officer: Charlie Vallis

Description: Installation of (2no.) windows to the ground floor side elevations.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Historic parks/gardens – The Mount Hospital - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
- Z/36574/000/00 – Erection of 11 no. detached dwellings with garages, car parking, landscaping and formation of new vehicular access – Permit – Dec 2000 - H/23/95266 – Single storey rear conservatory – Permit – Oct 2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 24.03.2025		

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 (BIFOHH – 32).

Assessment:
<u>Site and surroundings:</u> - The application site is located in the southeast corner of Burrow Hill Place, containing a two-storey link detached dwelling with a double garage to the northeast of the plot. - The surrounding area is characterised by fairly uniform detached and link detached dwellings and garages, positioned on sizeable plots, with Burrow Hill Place on a downward slope from Breach Lane.
<u>Principle:</u> - The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies of the adopted local plan and supplementary planning guidance. - Policy DM1 states “all new development should:

- (a) not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas; ...
- (c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood”

Proposal and background:

- This application proposes the addition of 1no. ground floor window to the northeast elevation, serving the lounge, and 1no. ground floor window to the southwest elevation, serving the dining area.
- In planning permission Z/36574/000/00, future permitted development rights for altered or additional windows were removed in order “to protect the amenity and privacy of the occupiers of the adjoining properties”. This proposal would otherwise comply the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A and as such is a material consideration in this application. The main matter for consideration would be the impact of the additional windows on neighbouring amenity and privacy.

Design and layout:

- Although visible from the street scene of Burrow Hill Place, the additional windows are unlikely to represent an overly noticeable addition and are adequately screened behind existing boundary treatment.
- By using materials to match the existing windows, the proposal is considered suited to the host dwelling and its locality and would therefore accord with policy DM1 (Local Plan 2016-2036).

Impact on neighbouring residential amenity:

- Due to the sloping nature of the site, the window to the southwest elevation may impact the residential amenity of no.8 Burrow Hill Place.
- However, beyond the side gate of no.8 Burrow Hill Place existing boundary fencing is slightly raised, meaning that only the top of the proposed side window is likely to be visible. Any undue overlooking from this window into the neighbouring rear amenity space is therefore unlikely.
- With regard to the neighbour to the north of the host dwelling (no.6 Burrow Hill Place), significant impact on their privacy and amenity is unlikely due to sufficient distancing and screening behind their shared row of garages.
- The development is therefore considered to accord 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.

Other matters:

- Protected species have been recorded to be near the application site; our Ecology team were therefore consulted as part of this application.
- Their recommendations included the addition of an informative note in relation to protection of bats as well as conditioning biodiversity enhancements, in the form of a bat brick/box and swift brick/box, to ensure compliance with Local Plan policy DM11.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.*

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:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		