

DELEGATED OFFICER REPORT

Application Ref: H/25/99050

Site Address: 2 OAKBANK COTTAGE, OAKBANK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6PA

Case Officer: Charlie Vallis

Description: The proposed works will see the construction of a ground floor side extension and all associated works.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Bishopstoke Conservation Area • Adjacent to River Itchen SSSI and SAC • Tree Preservation Order (69-H) • Article 4 direction restricting certain permitted development rights		

Planning History?	Yes ☒	No ☐
• F/08/61912 – Erection of shed/storage building – April 2008 – Permit		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	<u>Rosebank, Oakbank Rd:</u> I have no objection to the footprint of the extension. My objection is to the design of the roof. This is a property in the Conservation Area and it is covered by an Article 4 direction covering "any alteration to the [existing] roof including replacement of roof covering". Although the Article 4 direction does not necessarily cover an extension, I would suggest that the introduction of a modern zinc covering is against the principles of the Conservation Area and the Article 4 direction and should not be allowed. I attach my own mockup of the view of the extension from Oakbank from which can be seen that even the recent outbuildings of the property have, rightly, been roofed in tiles, making the zinc an even greater intrusion. I understand that the reason for the zinc is claimed to be the slope of the roof which is insufficient for clay tiles. However firms such as Klober advocate a solution for roofs below 35 degrees which would allow use of clay tiles. Should that solution be adopted, I would withdraw my objection.		
Parish Council:	No Objection		
Ecology:	<u>12/5/25 (regarding HRA):</u> This looks fine and should be sufficient to limit impacts on the River Itchen SAC and SSSI. Just a few corrections: - Mixers/barrows and shovels must not be washed off on site, unless this is within a skip. Please add that the concrete washing water must not be disposed of on site but must be removed from the site and disposed of in an appropriate waste facility. As this is just a small project, it may be easier to use a smaller container, such as a bucket with a tight fitting lid than a skip to contain the contaminated water and remove it from site. Rough plank at an angle not greater than 45 degrees (can write out or use the insert symbol in word). The plank and capping the pipes only need to be done at night, but each excavation must be checked by a named person (usually site manager) every morning to ensure that no animals are present.		

	<u>3/4/25</u>: I have reviewed the site photos. The extension is proposed to be built on existing hard standing. The climbing plants on the building could provide habitat for nesting birds however they are not in the area immediately impacted by this proposal. There is no potential wildlife habitat in the area proposed for this extension and it has been confirmed that the works will not affect the roof. No surveys are required. <u>31/3/25</u>: This site is adjacent to the River Itchen SAC on its western boundary. The proposed side extension will not extend towards this site boundary, so should not have a direct impact on the SAC, however an HRA will be required. The site is in a red impact risk zone for great crested newts with a record of great crested newts 270 m to the south of the site. There are records of bats and water voles nearby with nesting swifts in the wider area. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.
Built Heritage Officer:	From a normal standing eye height this new roof will not be seen by many people and the most obvious elevations appear in traditional materials. Standing seam zinc is available in numerous colours apart from the basic zinc colour; although the documentation does not specify a colour, the drawing suggests that it will be a dark one – there are dark greys and anthracite available - which would be preferable. Subject to a condition regarding the zinc colour, no objection.
Tree Officer:	The proposed development should not impact any of the existing trees. Therefore, we raise no arboricultural objection.
Natural England:	No response received

Site Visit:	Yes ☒	No ☐
Details: 23.4.2025		

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, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bishopstoke Conservation Area Appraisal and Management Proposals.

Assessment:
<u>Principle:</u> - The proposed development is within the urban edge where the principle of development is acceptable. - The site also falls within the Bishopstoke Conservation Area which is covered by Policy DM12. This policy seeks to ensure any proposed development makes a positive contribution to the local character and distinctiveness. Particular attention should be

paid to the details of design to ensure that the character of these areas is as a minimum sustained, and where possible enhanced.

Site and surroundings:

- This property is set within the north-western arm of the Bishopstoke Conservation Area backing onto the River Itchen and just north of the site of the former St. Mary's Church, to the south of which is the Grade II listed Itchen House and its Coach House.
- Oakbank Cottages, together with Oakbank are all covered by an Article 4 Direction requiring any proposed change of existing roof covering, chimneys or brickwork to have permission. 2 Oakbank Cottages is the northern side of two semi-detached dwellings but they each have individual forms.

Proposal:

- The application proposes the construction of a boot room on the north side of the property, approximately 12m sq. consisting of a brick plinth with oak framing and extensive glazing up to the decorative brick banding of the house, to be carried round the extension. The roof is of a lean-to form with brick gables front and rear facing the public realm.
- Originally the roof covering was proposed to be of standing seam zinc, however following neighbour comments the applicant/agent has decided that clay tiles would be used (using a roof underlay to allow for the low pitch). Amended plans have been submitted with this updated roof material.

Character and design:

- The extension is considered a modest addition to the property and due to its single storey nature would be subservient to main dwellinghouse.
- The Built Heritage Consultant was consulted on this application due to its location within a conservation area. They advised that they had no objection to the proposal, subject to a condition relating to a dark zinc colour.
- Partially screened by fencing and a gate to the front, the most prominent part of the development would be finished in facing brickwork to match the host dwelling. In addition, the amended plans show that the extension would use roof tiles to match the host dwelling. This ensures that the proposal respects the character and appearance of the host dwelling and the surrounding area.
- The development would not represent overdevelopment of the site with sufficient amenity space retained. The proposal does not result in any additional bedrooms or loss of off-street parking, therefore current car parking arrangements would not be affected.
- The proposal is considered to accord with policy DM1 and DM12 (Local Plan 2016-2036) in that the extension takes account of its locality through materials, layout and scale and does not detract from the character of the conservation area.

Residential amenity:

- The development is 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; due to the scale, distancing, and orientation of the proposed extension in relation to adjacent dwellings.

Ecology / Impact on River Itchen SAC and SSSI:

- Ecology were consulted as part of this application due to the site's proximity to the River Itchen and records of protected species close to the application site.
- During the application a Habitats Regulation Assessment (HRA) was completed, based on measures suggested by the agent.

- Although no response on our HRA was received by Natural England, it has been reviewed by our Ecologist who have confirmed that subject to a few additional considerations, the precautions should be sufficient to limit the impact of the development on the River Itchen SAC and SSSI. These measures will be included as a condition.
- Biodiversity enhancements were also recommended in accordance with policy DM11 of the Eastleigh Local Plan, which will be secured via a condition.

Other matters:

- There will be no adverse impact on 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 ...		