

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/98997

**Site Address:** 48 RUSKIN ROAD, EASTLEIGH, SO50 4JX

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Single and two storey rear extension plus a replacement porch and roof to bays

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| <b>Particular Site Constraints?</b>                                                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Within the Urban Edge</li> <li>• Within Established Residential Area</li> <li>• Within Built-up Area Boundary</li> </ul> |                                                |                                    |

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|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• F/12/71632 - Single storey front extension - Permit - 06/12/2012</li> </ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None were received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |                                           |
| Parish Council:   | No comments received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
| Ecologist:        | Biodiversity enhancements should include a built-in bat box and a swift brick or built-in nest box on the appropriate elevations as described in the previous ecology response. This should be agreed before determination. The bat box must not be placed where it would be illuminated by light spill from the proposed roof lantern.                                                                                                                                                                                                                                                                                                                                          |                                             |                                           |
| Asset Management: | No response is required from Asset Management Consultations for planning application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
| Southern Water:   | <p>In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.</p> <p>In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.</p> |                                             |                                           |

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| <b>Site Visit:</b>                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 20 <sup>th</sup> March 2025. |                                                |                                    |

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|-------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                            |
| <p><b>National Planning Policy Framework</b></p> <p><b>Planning Practice Guidance</b></p> |
| <b>Development Plan:</b>                                                                  |

The Eastleigh Borough Local Plan 2016-2036 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 Eastleigh (ELAC 5)

**Assessment:**

**Site context and surroundings**

48 Ruskin Road is a two-storey, 3-bedroom, semi-detached dwelling with a rendered finish, situated on a corner plot at the junction of St Catherine's Road and Ruskin Road. The property includes a front porch, a detached garage, and an irregular-shaped garden. The surrounding area is predominantly residential. This area has a particularly strong character due to the irregular grid layout and formal building compositions around route intersections and open spaces. The streets are also very distinctive, principally as a result of the narrow tree-lined roads, wide grass verges and gable-end frontages.

**Proposal**

The application seeks planning permission for the construction of a single-storey and two-storey rear extensions, the replacement of the existing front porch, and the installation of a new roof to the bay window.

**Policy and 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 Eastleigh (ELAC 5) which provides the following guidance on developments and that they should ensure that:
  - i) Maintain the formal building compositions around route intersections and open spaces.
  - ii) Retain the wide grass verges and associated semi-mature/mature broadleaved tree planting.
  - iii) Maintain the importance of the recreation ground in any new development.
  - iv) Maintain the predominant plot widths and continuity in building line.
  - v) Ensure that the form of new development relates effectively with the gable-end frontages prominent in existing development.

**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 single and two-storey extensions are positioned to the rear, ensuring minimal visibility from the street scene along St Catherine's Road and Ruskin Road, thereby preserving the formal building compositions and irregular grid layout that define the area's distinctive character.

- The proposed replacement porch and new roof to the bay window are considered considerate enhancements to the front elevation. Despite the property's prominent location on the corner plot, these modest alterations to the main building will not stand out within the street scene.

### **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 proposed two-storey rear extension is neither adjacent to the semi-detached neighbour nor in close proximity to other dwelling, ensuring that overshadowing, loss of light and loss of outlook is avoided.
- The alterations to the front elevation are modest in scale and away from the neighbouring properties, ensuring that the scheme preserves the amenity of the surrounding residents.
- The proposed development includes two side-facing windows at the first-floor level of the two-storey rear extension. One of these windows serves a bathroom, and therefore it is expected to be fitted with obscure glazing to ensure privacy for neighbouring properties. Another side-facing window benefits from a sufficient separation distance from the neighbouring properties and is positioned at an angle that prevents direct views into any habitable rooms or private garden spaces of adjacent dwellings. This positioning ensures that the development does not compromise the privacy of neighbouring residents.

### **Ecology**

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs in the vicinity, therefore the council's ecologist has been consulted as part of this application. Following a review of the site photos, it is assessed that the rear garden comprises hardstanding and planting areas, with a large gap in the soffit adjacent to the rainwater downpipe and possibly another gap visible in the last two photos. This suggests a potential nesting site for birds, while the likelihood of bats roosting is considered low due to the area's thermal instability, though it remains possible and requires careful inspection prior to commencing work. Should active nests be identified, construction must cease, and a 5-metre buffer must be established around the nest to prevent disturbance until the birds have fledged and vacated.
- Furthermore, given the presence of hedgehogs and bats in the area, precautionary measures are required, including covering excavations, providing escape ramps, securely storing hazardous materials in lockable cabinets, and hand-clearing vegetation or debris to safeguard small mammals. These measures ensure the development minimises ecological impact and is deemed acceptable.
- Biodiversity enhancements should include a built-in bat box and a swift brick or built-in nest box on appropriate elevations, as outlined in the previous ecology response, with agreement required prior to determination; the bat box must be positioned to avoid illumination from light spill associated with the proposed roof

lantern. These measures ensure the development minimises ecological impact and is deemed acceptable.

### **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 proposed development does not include the addition of any bedrooms to the existing three-bedroom dwelling. Therefore, the proposal does not generate an increased demand for parking provision beyond the current requirements.

### **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.

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| Recommendation: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...    |                                                   |                                        |