

DELEGATED OFFICER REPORT

Application Ref: H/25/99330

Site Address: 14 TORWOOD GARDENS, BISHOPSTOKE, EASTLEIGH, SO50 8PD

Case Officer: Gregg Chapman

Description: Erection of first floor with associated alterations including new fenestration

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge		

Planning History?	Yes ☐	No ☒
F/15/75829 - Single storey side and rear extension, and erection of 1.8 metre boundary fence – Approved, 11.03.2015		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter – Objection • Harm to character of area • Will set a precedent 1 letter – Comment • Submitted statement incorrect as first floor windows would look across to other houses in Torwood Gardens		
Parish Council:	Objection - it is not in keeping with the current street scene; it may block light and possibly overlook 13 Torwood Gardens; concerns raised by Southern Water regarding the proposed means of foul/surface water drainage disposal need to be addressed		
Southern Water	No objection subject to condition.		

Site Visit:	Yes ☒	No ☐
Details: 13/05/2025		

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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Assessment:
• The development is within the urban edge where the principle of development is acceptable. • The property is one of a run of modest bungalows on the thoroughfare that is Torwood Gardens, located on the north side of the junction with Abbotsbury Road. • The proposal would form a two-storey dwelling. • The proposed upwards extension would be out of character with the immediate street scene setting, appearing alien to the surrounding bungalows to the detriment

of the character and appearance of the area. The proposal is contrary to policy DM1 of the Eastleigh Borough Local Plan 2016-2036.

- It is noted that there are two storey dwellings to the west on the north side of Abbotsbury Road, but as a result of the siting of the dwellinghouse within its plot, and the orientation of the property, it relates to the Torwood Gardens street scene as opposed to Abbotsbury Road.
- Due to the property being a corner, the siting of the dwelling within the plot, the proposed first floor not extending beyond the rear of the neighbour to the north, and the proposed position of windows, there would not be any significant additional detriment to the amenities of neighbours that would reduce their amenity to a level below that which may be reasonably expected from overlooking, overbearing, or overshadowing.
- With regard to the comments of the resident to the east, any views towards 3 Torwood Gardens, would be across the street/public realm, at distances in excess of 20 metres and would not, therefore, cause significant harm to neighbouring amenity.
- Southern Water comments regarding drainage could be a matter addressed through condition if necessary.
- 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 ...		