

DELEGATED OFFICER REPORT

Application Ref: H/25/99128

Site Address: 28 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of the new roof on the single-storey side addition and the rear boundary with gates (retrospective application)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• PN/21/90117 - Prior Notification: Erection of single storey rear extension. Depth 4 metres, maximum height 3.3 metres, eaves height 2.5 metres. - Prior Approval Not Required - 21/04/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Ecologist:	Noted that some scrub vegetation may have been removed, but the prewise ecological impact is unclear due to the retrospective nature of the application. Biodiversity enhancements are required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. The fence must have at least two hedgehog gaps (13 x 13 cm minimum) in the baseboards to allow free passage for small animals.		
Tree Consultant:	No arboricultural objection to the application.		

Site Visit:	Yes ☒	No ☐
Details: 7 th April 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; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 9)

Assessment:

Site context and surroundings

The application site comprises a two-storey, brick-built, semi-detached dwelling situated on the eastern side of Bishopstoke. The property includes an attached single-storey side structure and a single-storey rear extension. The rear garden is primarily laid to lawn and contains a detached outbuilding positioned at the far end of the plot. To the rear of the property, a service road provides vehicular access. The surrounding area is residential in character, predominantly comprising a mix of semi-detached and terraced properties. The area possesses a strong and distinctive character, principally defined by tree planting on verges, the skewed orientation of buildings, and the uniformity of building materials and form.

Proposal

This application seeks retrospective planning permission for the retention of a replacement roof to the existing single-storey side addition and the erection of a new boundary treatment with gates along the rear boundary of the site.

The works to the side addition involved re-roofing only, with no alterations made to the footprint, height, or form of the existing structure.

The second element of the proposal relates to the rear boundary treatment. Previously, the boundary was largely open in character, where the rear of the plot has no formal enclosure. This has now been replaced with a solid timber fence and access gates measuring approximately 2.5m in height. The new boundary treatment encloses the rear of the site.

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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 9) 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) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - iii) Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
 - iv) Maintain the importance of the open green spaces at the centre of loops in any new development.
 - v) Maintain a uniformity in building heights within each street.

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 replacement roof to the single-storey side addition retains the same overall dimensions, form, and profile as the original roof and does not result in any increase in bulk or scale. When viewed from the public realm along Underwood Road, the alteration is barely distinguishable from the previous arrangement and does not materially affect the appearance of the dwelling. As such, the visual impact on the street scene is limited.
- With regard to the new rear boundary treatment and gates, the solid timber structure measures approximately 2.5m in height, which is notably taller than what is typically expected within a residential setting. While the height is somewhat out of keeping with the surrounding area, it is important to note that this section of fencing fronts an access lane to the rear of the site, rather than a principal street frontage, and is not readily visible from the wider public realm.
- Moreover, the rear of neighbouring plots in the immediate vicinity features a varied mix of garages, outbuildings, and boundary treatments of differing scales. In this context, the new boundary treatment does not appear unduly prominent or incongruous within the rear environment. On balance, it is not considered to result in such harm to the character or appearance of the area as to warrant refusal of the application.

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 re-roofing of the single-storey side addition does not alter the scale, height, or footprint of the existing structure, and therefore does not give rise to any additional overbearing impact, loss of light, or overlooking to neighbouring properties. The works are not considered to materially affect the outlook from any adjoining dwellings or result in an increased sense of enclosure.
- While the new rear boundary fence and gates are taller than the previous arrangement, they are located at the far end of the garden adjacent to the rear access lane. Due to their siting and relationship with neighbouring properties, the structure does not adversely affect the amenity of neighbouring occupiers in terms of overshadowing or dominance.

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.
- The Council's Ecologist noted that scrub vegetation may have been cleared as part of the works. However, it is not possible to determine the precise ecological impact on local wildlife retrospectively. While biodiversity enhancements are generally encouraged, given that this is a retrospective application relating to minor householder development, it is not considered reasonable or necessary to impose a condition in this instance.
- Nonetheless, the applicant is encouraged to consider incorporating simple measures such as hedgehog gaps at the base of the new fence to support the movement of small mammals.

Trees and landscaping

- The rear portion of the application site lies within an area covered by a Tree Preservation Order (TPO). However, the Council's Tree Officer has reviewed the proposal and raised no arboricultural objection. As such, it is assumed that no harm has occurred to any trees.

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 rear of the site is served by an access lane which is used for parking and vehicular access, as evidenced by the presence of garages to the rear of neighbouring plots. During the site visit, a van was observed parked within the rear garden area of the application site, indicating that access remains achievable via the newly installed gates. As such, the development has not resulted in the loss of any off-street parking provision.
- While the height of the rear boundary treatment is noted, it is not considered to give rise to a significant highway safety concern. The access lane serves only a limited number of properties and is used at low speeds. Visibility for vehicles entering and exiting the site is therefore not considered to be unreasonably restricted.

Other Material Considerations

- 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.

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.

Recommendation:

PERMIT ☒

REFUSE ☐