

DELEGATED OFFICER REPORT

Application Ref: H/25/99450

Site Address: 1 KESTREL ROAD, EASTLEIGH, SO50 9LJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a front porch, a single-storey side extension for garage and workshop use, and a two-storey rear infill extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Within the Special Policy Area (The Aviary Estate, Eastleigh)		

Planning History?	Yes ☒	No ☐
• Z/07670/001/00 - Erection of garage at rear - replacement of smaller garage - Permit - 08/06/1981 • F/06/56246 - Proposed extensions comprising two storey side extension, two storey rear extension and single storey front extension forming terraced housing comprising of 2No. 1 bed houses and retention of existing 2 bed house - Refuse Planning Permission For - 06/04/2006 • F/07/61876 - Erection of 2 storey side and rear extensions. Single storey front extensions. Conversion to 2 no 2 bed dwellings - Refuse Planning Permission For - 08/02/2008 • F/09/64590 - Two storey rear extension, single storey side extension and front porch - Permit - 27/04/2009 • H/23/95973 - Erection of two-bedroom dwelling attached to the side of the existing property. Two-storey rear infill extension. Demolition of existing garage and erection of new single storey garage reposition to 90 degree. Alterations to fenestration (AMENDED DESCRIPTION) - Withdrawn By Applicant - 23/11/2023 • H/23/96549 - Erection of two-storey side and rear extensions to facilitate an annexe. Demolition of the existing garage and erection of new single storey garage (Re-submission of H/23/95973) - Dismissed At Appeal – 17/07/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Ecologist:	There are no potential bat roost, hedgehog or great crested newt habitat features visible in the areas that would be impacted by these proposals. A precautionary working method must be used to prevent harm to wildlife that could be using this site.		

Site Visit:	Yes ☒	No ☐
Details: 5 th October 2023.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; policy E10; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Eastleigh (ELAC 24)

Assessment:

The application site forms the end of a row of four two-storey red brick terraced dwellings facing Kestrel Road, within a residential area and in close proximity to several areas of public open space. The side boundary is angled away at some distance, running alongside a narrow communal access to the rear gardens of surrounding dwellings. The application property is mainly enclosed by tall hedging along its front roadside boundary, although the shrubbery along the side boundary is lower, where an open vehicular access is also located.

The application site lies within the Aviary Estate, which is designated as a Special Policy Area. The estate, originally developed as public housing during the interwar period, has a pleasing and distinctive character, comprising several rustic architectural features. As such, it is considered a good example of interwar-era development and remains largely unspoilt by inappropriate extensions.

Proposal

The application seeks planning permission for the erection of a front porch, a single-storey side extension to accommodate a garage and workshop, and a two-storey rear infill extension. From the submitted site plan, it is noted that the existing detached garage within the rear garden will be demolished as well.

The proposed front porch features a gable-end pitched roof, with a footprint of approximately 0.96m in depth and 1.65m in width.

To the side, the proposal includes a single-storey extension measuring approximately 7.05m in depth and 3.16m in width. This addition is intended to provide enclosed garage space with a workshop area. The extension features a pitched roof, and a garage door is proposed on the front elevation.

At the rear, a two-storey infill extension is proposed to occupy the existing recessed area between the main rear wall and the shared boundary with the adjoining property, with a footprint of approximately 2.37m in width and 2.38m in depth. The ground floor of the extension would provide a utility room and WC, while the first floor would serve to enlarge the existing rear bedroom. Following discussions with the agent, the originally proposed flat roof to the two-storey extension was amended to a dual-pitched roof form in order to improve internal headroom and enhance the visual relationship with the host dwelling. As the amendment was considered a modest improvement, re-consultation was not deemed necessary.

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 within The Aviary Estate Special Policy Area. Under Policy E10 from the Eastleigh Borough Local Plan 2016-2036, development including extensions will not be permitted unless all the following criteria are met:
 - i) the size, scale, architectural style, materials and detailing of the proposals closely reflects the character of the existing development; and
 - ii) the open spaces identified on the policies map are retained and their settings are not adversely affected.
- In addition to these policies, the site is also part of the character area of Eastleigh (ELAC 24), it is recommended that the predominant plot width, continuity in building line, and semi-mature planting is maintained.

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 application is a resubmission following the refusal of a previous scheme (H/23/96549), which was subsequently dismissed at appeal. The Planning Inspector raised concerns regarding the impact of the former two-storey side and rear extensions on the character and appearance of the host dwelling and the surrounding area, particularly highlighting the excessive scale and cramped appearance of the side extension, the incongruous crown roof to the rear, and the resulting loss of spaciousness at this prominent corner plot. The proposal was also found to undermine the established character of the Aviary Estate and the symmetry of the terraced row.
- In contrast to the appeal scheme, the current application has significantly reduced the extent of development and no longer includes a two-storey side extension. Instead, it proposes a modest single-storey side extension with a pitched roof to accommodate a garage and workshop. This reduction in scale ensures the development remains subservient to the host dwelling and sits comfortably within the plot without eroding the open and spacious character of the site and its surroundings. Furthermore, it was noted during the site visit that the dwelling at the opposite end of the terrace (7 Kestrel Road) also features a similar single storey side extension with a garage door on the front elevation. As such, the proposed side extension would help to visually balance the terrace as a whole, reinforcing a sense of symmetry.
- The two-storey rear infill extension has also been revised to incorporate a dual-pitched roof, which is more in keeping with the traditional roof forms found within the estate. This design change addresses the previous concern that the crown roof appeared incongruous and out of keeping with the character of the area.
- The proposed front porch is modest in scale. Its limited projection and sympathetic design ensure that it does not appear visually prominent within the street scene and the Aviary Estate.

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 front porch is modest in scale. Given its limited projection, it is not considered to give rise to any material harm to neighbouring amenity.
- The proposed single-storey side extension is set well away from neighbouring properties and therefore is not considered to result in any unacceptable overbearing or overshadowing impact. The proposal also does not include any side-facing windows that would give rise to overlooking, and the use of the space as ancillary garage and workshop accommodation is not considered likely to generate undue noise or disturbance.
- The proposed two-storey rear infill extension is modest in depth and confined to the existing recessed area at the rear. While it is in close proximity to the shared boundary, the adjoining property also has a small recessed area between its main rear wall and the boundary. As such, a degree of separation is retained between the proposed extension and the neighbour's main habitable space. Given this context and relationship, the extension is not considered to result in an overbearing or overshadowing impact on the adjoining neighbour. No side-facing windows are proposed at first-floor level, and the additional rear-facing window is not considered to introduce any materially greater overlooking than currently exists.

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 site lies within a green impact risk zone for great crested newts and is near the boundary with an amber impact risk zone. While there are nearby records of protected species including bats, hedgehogs, common toads, adders, and slow worms, the Council's Ecologist has reviewed the submitted site photographs and confirmed that there are no visible features within the areas affected by the proposal that would provide suitable habitat for these species. The areas surrounding the building are predominantly hard-surfaced and do not include potential bat roost features or habitat likely to support hedgehogs or amphibians. As such, no further ecological surveys are considered necessary. However, a precautionary approach to construction is advised, and several ecological informatives are recommended to avoid harm to wildlife.
- The Ecologist also recommends the installation of one bat box and one swift nest box on the building as biodiversity enhancements.

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 proposal does not result in the creation of any additional bedrooms and therefore does not generate a requirement for additional parking. Furthermore, the existing driveway is to be retained, and the proposed single-storey side extension includes an integrated garage, which would provide additional enclosed parking. As such, the proposal is considered acceptable in terms of parking provision.

Other Material Considerations

- 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.

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.

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The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐