

# DELEGATED OFFICER REPORT

**Application Ref:** H/22/93291

**Site Address:** 56 VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31 1ES

**Case Officer:** Claire Campbell-Best

**Description:** Addition of new windows and amendment to some existing windows/doors

| Particular Site Constraints                                                                                                                          | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Nature Conservation – SSSI Impact Zone & HRA Screening Criteria<br>Aviation Safeguarding<br>Within Urban Edge<br>Within Established Residential Area |                                         |                             |

| Planning History | Yes <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                              | No <input type="checkbox"/>               |
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| Reference        | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                             | Decision                                  |
| O/12/71522       | Outline application with all matters reserved (except for access) for construction of up to 250 dwellings, Sunday's Hill Bypass and new junctions with Heath House Lane and Dodwell Lane, public open space including equipped children's play area, associated landscaping and diversion of electricity cables underground following demolition of existing vehicle repair buildings, Meadow View and structures associated with Salisbury Bungalow | Grant Outline Permission – 28/11/2013     |
| R/14/75595       | Reserved matters application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 189 dwellings (Phase 1) with ancillary road, landscaping, car parking, drainage and sewage pumping station                                                                                                                                                                                     | Approve the Reserved Matters – 12/06/2012 |
| R/15/76606       | Reserved Matters: application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 61 dwellings (Phase 2) with ancillary road, landscaping, car parking, drainage and sewage pumping station.                                                                                                                                                                                    | Approve the Reserved Matters – 11/09/2015 |

| Publicity:              | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                       | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:        | <u>1no. Objection from 62 Vantage Copse:</u><br>I object to the bathroom window that will directly overlook my property. Although the window is proposed to be slim in style it will still be an eye sore with potential privacy issues and noise directly into my garden. I bought this plot specifically due to the privacy of the garden to the rear of my property and this will drastically compromise this. |                                      |                                    |
| Hedge End Town Council: | No Objection                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                    |

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| Ecology: | There are no potential bat roost features here. An appropriate biodiversity enhancement would be to add a bat box or swift nest boxes (which other birds will also use) under the eaves, but not above a window or door. The Bat Conservation Trust ( <a href="https://www.bats.org.uk/ourwork/buildings-planning-and-development/bat-boxes">https://www.bats.org.uk/ourwork/buildings-planning-and-development/bat-boxes</a> ), and Hampshire Swifts can provide additional information and advice on the best location for a nest box ( <a href="https://www.hampshireswifts.co.uk/nesting">https://www.hampshireswifts.co.uk/nesting</a> ). |
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| Site Visit:                                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Details: Site visit carried out 18/07/2022 |                                         |                             |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> 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.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><u>Site and Proposal</u></p> <p>The application site contains a relatively newly built detached three storey town house located on the eastern side of the Latitude Development with River Hamble Country Park directly east of the application site.</p> <p>The application seeks approval for the installation of new windows to both side elevations of the dwelling and the replacement of 1no. window and patio doors to the rear.</p> <p>The 2no. additional windows proposed to the side (south) elevation would include a full height window between the ground and first floor level of the dwelling which would serve as a window to the hallway. The second window would be located on the second floor and would serve an ensuite.</p> <p>The 2no. additional windows proposed the other side (north) elevation would include a high level letter box window on the first floor which would serve a bathroom and rooflight inserted into the roofspace and would serve a dressing room on the second floor.</p> <p>The alterations proposed to the rear (west) elevation would include replacing the window at ground floor level serving the sitting area to the dwelling with 1no. larger picture window and replacing the patio doors with sliding doors which would have 3no. full sized glazed panels.</p> <p>The proposed windows and doors would be finished in materials that would match the existing fenestration.</p> <p>The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:</p> <ul style="list-style-type: none"> <li>• The development is within the urban edge of Bursledon where the principle of development is acceptable.</li> </ul> |

- The proposed windows and alterations to the existing window and doors could be carried out under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. This is a material consideration.
- The design of the proposed windows, rooflight and doors are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The additional windows are of a similar size and colour to that of the existing windows and therefore proportional in design terms, matching the modern aesthetic of the property.
- The development accords 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.
- The proposed ground/first floor window to the side (south) elevation would directly face the flank wall of no. 55 Vantage Copse which is considered acceptable. The proposed second floor window is marked as obscured glazed which would minimise any overlooking and the neighbour's privacy would be retained.
- The proposed first floor high level window to the side (north) elevation is not marked as secured on the proposed plan. However, as this would serve a bathroom, a condition will be placed to ensure the window is obscure glazed to protect the privacy of the applicant and the neighbour to the north, no. 62 Vantage Copse.
- In addition, the proposed roof light is also high level and low key, due to the height of the window any overlooking would be minimal and is considered acceptable.
- The replacement sliding doors and 1no. picture window to the ground floor rear elevation would directly face the rear garden and there are no concerns of any overlooking with regard to nearby residential amenity.
- 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 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:** This application is recommended for approval, subject to conditions.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐