

DELEGATED OFFICER REPORT

Application Ref: F/22/93033

Site Address: HILLSDALE, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8EL

Case Officer: Alex Webb

Description: Replace existing dwelling with 1no. chalet style three-bedroom dwelling on existing footprint.

Particular Site Constraints?	Yes ☐	No ☐
Nature Conservation - SSSI Impact Risk Zone, HRA Screening Criteria and Solent Mitigation & Disturbance Zone Aviation safeguarding Airport Safeguarding Zones Article 4 Direction - restricting the use of land by Hovercraft Hazards/other environmental SGN Gas Pipeline Medium Pressure Sewers SW Sewers 2m Buffer		

Planning History?	Yes ☒	No ☐
Z/27473/000/00 - rear bedroom extension and new kitchen – permitted 05/04/1984		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 x Objection Our property is directly affected on the east boundary/rear garden. The new dormer windows to the master bedroom and bedroom 2 will look directly into our kitchen, lounge and bedroom which will significantly affect the privacy of our property. We request that this is maintained as a priority. It has been discussed that an amicable solution would be to (a). erect a new 2m fence line (with concrete gravel boards), (b). maintain a instant boundary vegetation to a height of 4.5m-5m (proposal to cut existing tree line to required height), and (c). thicken the existing planting with additional evergreen planting in front to maintain privacy. Alternatively, the pitch of the roof should be rotated to match the neighbouring property with dormers facing away from our property. It would be unreasonable to take away the privacy we currently have. We would be receptive to consulting over a resolution. 2. The building works should be restricted to normal working hours, Monday to Friday 8am to 5pm. Building working outside of these hours would be disruptive to their sleep		
Parish Council:	No Objection		
Ecology	I have reviewed the Ecological Impact Assessment report by So Ecology (July 2022). The house had moderate bat roost suitability and the garage had negligible bat roost suitability. There were no emergencies or re-entries of bats on the 2 Phase 2 surveys. Nesting birds were not seen but the habitat is suitable for nesting birds, especially in the shrub surrounding the garage. The recommendations in the report are sound and can be conditioned. This includes: The removal of shrubs to facilitate the new garage building, should be undertaken outside the breeding bird season which extends from March to September, inclusive. If this is not possible, a suitably experienced ecologist will be present within 24 hours prior to clearance to inspect the suitable nesting habitat for active nests. Any active nests will be retained within a suitable buffer determined by the ecologist until the young have fledged.		

	Wildlife friendly external lighting if any is required at all. Installation of a bird box as compensation for loss of nesting bird habitat and bat box as compensation for loss of potential bat roost features. Built in bat and bird boxes are preferred over externally mounted boxes if possible, as they cannot fall off and don't require maintenance. The recommended biodiversity enhancement is to provide additional bat and bird roost features, bee bricks (built in preferred) and planting a variety of year-round flowering plants to attract pollinators (from the RHS perfect for pollinators list).
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Site Visit:	Yes ☒	No ☐
23/03/2022		

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, DM14 DM29 and DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisal.

Assessment:
The site is located on the north east side of Hamble Lane, within an established residential area. Hamble Lane contains a variety of property styles and types including 1 – 1½ storey dwellings and bungalows. The properties are predominately detached set in rectangular linear plots. Many original single storey bungalow have been modified and improved over the years. To the north is the detached 1½ storey property Avoncroft, which has been recently modernised. To the south west is Malwood, also a 1½ storey bungalow also characterised by bay windows on the front elevation and a gable end roof Hillsdale is a modern detached single storey bungalow is characterised by two bay windows on the front elevation and gable end roofline features. It is pebbledash/rendered with timber cladding in the gable ends, clay roof tiles and UPVC windows and doors. There is a single detached garage to the south west of the property, access to the side via the gravel pathway to the south. The side access appears to be insufficient in width to allow a car to access the single garage. Much of the private amenity space is to the rear of the dwelling and the front contains a gravel driveway and parking area, enclosed by a mature hedgerow. The southern boundary consists of a low-level brick wall, stepping up to timber close board fencing. The site is relatively flat and there appears to be no trees near the dwelling or detached garage. The proposal is for a replacement dwelling and single garage of similar footprint and location to the existing. The replacement dwelling would be approx. 2m narrower and 0.8m longer than the existing. This would allow for an increase in width of 1.1m along the side access and allow for a car to utilise the replacement single storey garage, set back 3.1m further east into the rear garden, than the existing. The parking/driveway area to the front (west) of the property would remain. The replacement dwelling would be 1½ storeys and have a gable end roof (orientated north to south) as opposed to a hipped roof and would incorporate 2no. square, flat roof dormer windows and 1.no rooflight in the roof space on the front elevation. There would

be a larger, square, flat roof dormer window and roof light in the roof space on the rear elevation.

Externally, the dwelling would be characterised by square, mullion windows on the front and rear elevations and a set of bi-fold doors on the rear elevation. There would be a set of higher level, triple mullioned windows on the side elevations and a single window and entrance door on the proposed south elevation. The proposed materials would be zinc for the roof and brickwork for the walls. The dormer windows would also be zinc and the other windows would be aluminium composite. The use of zinc is considered to compliment the modern design of the replacement dwelling.

Internally, there would be a bedroom, study and open plan living/kitchen/dining area on the ground floor and two bedrooms (one with ensuite) and a family bathroom on the first floor. Access to the dwelling and WCs would be step-free to make it suitable for a range of potential occupants (including older people, individuals with reduced mobility and some wheelchair users) in accordance with Part M4(2) standard (*accessible and adaptable dwellings*) of the building regulations for new build residential development and this would be secured through condition. Internally, the property would meet the Nationally Described Space Standards and would therefore provide a good level of internal space for future residents. The proposal would therefore in accordance with local plan policies DM29 and DM30.

The proposal would result in a scale of development that reflects the character of the area with many of the neighbouring properties having already been extended and enlarged. There is no clear building line across the front of the properties and the proposed replacement dwelling would be slightly forward of the existing by 0.30m however, as the neighbouring properties are both currently further forward and would remain as so, there would be no impact on the street scene by bringing the replacement dwelling slightly forward.

In terms of the design impact from hipped roof line to gable on the front elevation; the roof design is considered appropriate and would fit in with residential character of the area which consists of a mixture of roof types. A hipped roof as opposed to a gable end, would not give such a balanced appearance, as the replacement is slightly narrower than the existing. The increase in ridge height would be in line with Avoncroft to the north and would not look out of place in the street scene. The provision of a 1 ½ storey property with accommodation in the roofspace would be characteristic of other dwellings in the locality along with the proposed flat roof dormers and roof lights.

The proposal would be in a similar position to the existing property and there would be no windows at first floor level on any side elevations. The proposed rooflights on the front and rear elevations would be located at high level. Such windows would provide views out of the property however such views would be restricted to the rooftops of neighbouring properties. The dormer windows on the front elevation would look out onto areas already open to public view.

The proposed rear dormer window on the rear elevation would provide views towards the rear boundary of the application site and potentially the neighbouring properties either side however this level of overlooking forms part of the character of the area. The dormer window would be approx. 4.4m from the first floor window of 4 Rathdora Mews, which is in excess of 22m threshold as set out in the Quality Places SPD and therefore it is not considered to result in any unacceptable overlooking. With regard to potential views into the ground floor conservatory of 4 Rathdora Mews, mature vegetation and 1.2m high timber fencing is located along the east boundary which, combined with the separation distance, would prevent any potential overlooking.

In summary, the development is considered acceptable and complies with policies DM1, DM2, DM11, DM14, DM29 and DM30 in that:

- The development is within the urban edge of Bursledon where the principle of development is acceptable.
- The design of the replacement dwelling is suitable in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space.
- 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 design and layout respects the character and appearance of the locality and the choice of design and materials are considered to preserve the character of the area.
- The proposal would result in a three-bedroom dwelling and there is sufficient capacity to the front and side of the property to accommodate two vehicles as required under the thresholds set out in the Residential Parking Standards SPD
- 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: For the reasons set out above the application is recommended for permission, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
