

Eastleigh Borough Council
Planning Department
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

SUBMISSION MADE VIA THE PLANNING PORTAL

18/08/2022

SITE: PEMBERS COTTAGE, PEMBERS HILL STUD FARM, MORTIMERS LANE/PEMBERS FARM AVENUE, FAIR OAK, SO50 7EA

PROPOSAL: APPLICATION FOR FULL PLANNING PERMISSION FOR ROOF ALTERATIONS CONSISTING OF THE ADDITION OF THREE DORMER WINDOWS, REPLACEMENT OF A ROOFLIGHT AS WELL AS THE REPLACEMENT OF AN EXISTING REAR DOOR AND FRAME TO THE GROUND FLOOR ON THE NORTH ELEVATION

Dear Sir/Madam

Please find enclosed a planning application seeking full planning permission for alterations and additions to the roof of Plot 234. Plot 234 was formerly Pembers Cottage prior to development of the wider Pembers Hill site. The dwellinghouse has been vacant during the development process hence making an application for full planning permission rather than a householder application. The extent of the changes are nevertheless alterations to a single dwelling and are therefore domestic in nature.

Summary

The proposed changes can be summarised as follows:

- Addition of 2 duo pitched dormer windows to the front south elevation (Materials as stated on proposed elevation);
- Rooflight raised higher up slope and replaced on the rear north elevation;
- Addition of a flat roof mono pitch dormer window to rear north elevation; and
- Existing rear door and frame to be replaced with new timber door at ground floor level on the north elevation.

The proposed changes to the dwelling would result in the creation of an extra bedroom with dressing room and ensuite bathroom at second floor level within the roofspace of the existing dwelling. The property would increase from a 3 bedroom to a 4 bedroom family home.

Submission Plans and Reports

The following plans have been submitted with this application and covering letter:

- Plot 234 Site location plan (210894-6252 Rev C01)
- Plot 234 Existing Plans (210894 1000 Rev P02)
- Plot 234 Existing elevations (210894 1001 Rev P02)
- Plot 234 Proposed Plans and Block Plans (210894 1008 Rev P03)
- Plot 234 proposed elevations (210894 1009 Rev P01)
- Ecological Impact Assessment prepared by ECOSA dated July 2022

Character and Residential Amenity

The proposed design of the development has been sensitively considered. The proposed dormer windows are set below the ridge line and up from the eaves of the existing dwelling and are aligned with existing windows on the front and rear elevation. The front dormer windows have a duo pitch design in keeping with the duo pitch porch feature on the principal south elevation. The materials are designed to match the existing dwelling. For these reasons the proposed development is considered to have an acceptable impact on the character and appearance of the area.

The proposed development does not result in an increase in the scale of the building and the dormer windows are subservient in the roof plane. The proposed development would not therefore appear visually oppressive or overbearing or create additional overshadowing. The proposed front dormer windows would look out over the existing parking and turning areas and the rear dormer window would serve an en suite bathroom and be set sufficient distance from the neighbouring plots to avoid overlooking and a loss of privacy. The proposal is therefore considered to have an acceptable impact on residential amenity.

Vehicular Access and Parking Provision

The dwelling will continue to be accessed from Pembers Farm Avenue as previously approved and has access to two parking spaces. The proposed alterations to the dwelling are not considered to materially impact on the access and parking which remains unchanged.

Ecology

Given the nature of the proposed works to the roofspace, a bat survey has been carried out on the property and an Ecological Impact Assessment has been submitted with this application. The bat emergence survey identified that there were no roosting bats within the building but six species of bats were recorded foraging and commuting around the site. Given the nature of the proposed development in the roofspace it will cause the loss of suitable nesting features and may cause disturbance to nesting birds. The EIA notes that appropriate mitigation and compensation measures have been proposed as part of the wider development with the provision of roosting features for bats and birds and therefore indicates an enhancement for Biodiversity.

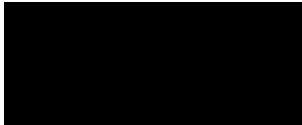
DREW SMITH

Conclusions

The proposed development includes alterations to an existing dwellinghouse. The proposed works would have an acceptable impact on the character and appearance of the area, would not affect residential amenity, access or parking provision and would have an acceptable impact on Ecology. The proposed development is therefore considered to comply with Local and National Planning Policy and is considered an acceptable proposal that is capable of being granted planning permission.

I trust that you have sufficient details and information to validate and determine the application. If you require any further information to assist with your consideration, please do not hesitate to contact me.

Yours faithfully,



Steve Clark
Head of Planning
Drew Smith