

DELEGATED OFFICER REPORT

Application Ref: H/22/93420

Site Address: 36 HOPE ROAD, WEST END, SOUTHAMPTON, SO30 3GF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft conversion, raise roof and garage extension.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Six objection letters were received to the application. They raised the following issues and concerns: • Out of character • Disproportionate in size to other surrounding properties • The raised roofline would not be in keeping with the natural contour of the surrounding roofs • Visually intrusive • Impact on privacy • Overlooking to surrounding properties		
Parish Council:	No Objection		
Ecology:	Biodiversity enhancements will be required.		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 4 th August 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 and DM14. Supplementary Planning Documents:

Assessment:

The application site contains a two-bedroom semi-detached bungalow dwelling with an exceptionally small rear garden. The plot is irregularly shaped and at a sweeping bend in the road. The surrounding area is residential in nature and characterised by modest detached and semi-detached bungalows set back from the road predominantly. Travelling down the slope from West/South to North, the houses are set down from the one before, following the land topography and the curve of the road. The application seeks approval to raise the roof and provide front/rear dormer windows to allow first floor accommodation. The proposal also includes a side extension for garage.

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.

Character and Design

- 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 site is also part of the character area of Hedge End, West End and Botley (HEWEB 17) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - ii) Retain the grass verges.
 - iii) Maintain the predominant plot widths and continuity in building line.
 - iv) Maintain a uniformity in building heights within each street.

This area has a particularly strong character due to the uniformity in plot widths and buildings heights and the continuity in building line. It is noted that the application proposes raising the roof of the existing dwelling to provide first floor accommodation and extending the ground floor footprint for a new garage, which would completely undermine the guidance and strength of character highlighted within the Character Area Appraisal SPD.

- Hope Road is part of an established residential area characterised by modest detached and semi-detached bungalows set back from the road predominantly with pitched and hipped roofs, front gardens, and driveways to the side. It was noted upon the site visit that some properties have front and rear dormer windows to their roofs, but that the substantial majority of the roofs of the properties are not extended to the front/side elevations or raised up. Although all the roof forms in the area are not exactly the same, there is a large degree of homogeneity which contributes positively to the character and appearance of the area such that the proposal would appear incongruous rather than part of the established character.
- The property is within a row of bungalows, which rooflines gradually step down in line with the slope moving towards the North. The recessed roof ridge height of the

application site is to display the differences between the host dwelling and the attached neighbour 38 Hope Road. It is considered that the increased roof height in combination with the front dormers, rear dormers and side extension would substantially increase the bulk of the property and unbalance the pair of bungalows. The proposal would result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot.

- Any alterations to the front elevation must be carefully considered owing to their impact on the appearance and character of residential areas as stated in the Quality Places Supplementary Planning Document (2011). The proposed dwelling is positioned on the bend in Hope Road and is therefore considered to be located in a prominent location where any changes would be clearly visible in the street scene. Since the resulting substantially extended roof form would be at odds with the more modest roof forms of the majority of the dwellings in the area, the application site would stand out within the street scene.
- Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. To conclude, the proposed developments would be harmful to the character and appearance of the area. The proposal would thus conflict with the abovementioned policy and SPDs. In accordance with Paragraph 134 of the NPPF this development is not considered well designed, nor does it reflect local design policies or the surrounding vicinity, thus warranting refusal.

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.
- Given the proximity of the host dwelling to the rear neighbouring properties, the siting of the proposed rear dormers would allow for an unacceptable level of overlooking towards these properties and notably into their respective private garden areas, to the detriment of the amenity and privacy of their respective occupiers.

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.
- This proposal involves extensive work to the roof and is located near at least three records of bats, therefore the Council's Ecologist has been consulted as part of this application. It was advised that biodiversity enhancements will be required, but it should be noted that this information would only be requested if the application have been acceptable.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 would add a bedroom and would result in the property being categorised as having 3+ bedrooms which requires 2 off-highway spaces. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.
- However, the proposed garage would sit over on the existing driveway area. If the garage door is closed, there may not have enough room for two cars to manoeuvre safely without tipping onto the main highway.

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:Reasons for Refusal

The proposed development due to its increase in height, bulk and the addition of the dormer windows and side extension would be harmful to the character and appearance of the area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Character Area Appraisal for Hedge End, West End and Botley (2008), and the contents of the National Planning Policy Framework (2021).

Recommendation:

PERMIT ☐**REFUSE** ☒

Comments