

DELEGATED OFFICER REPORT

Application Ref: H/22/93179

Site Address: 27 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing conservatory, replacement of detached garage, two storey rear extension and front dormer to create first floor accommodation (amendment to approved application H/22/92357)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• H/22/92357 - Demolition of existing conservatory, replacement of detached garage, two storey rear extension and front dormer to create first floor accommodation - Permit - 10/05/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	13 Rowan Gardens – Comment – Summarised • Privacy concern • Tree at the rear of the site		
Parish Council:	No Objection		
Ecologist:	An appropriate biodiversity enhancement would be to add a built-in bat brick or swift brick (which other birds will also use) to the new 2 storey rear extension, but not above a window or door.		
Tree Consultant:	No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.		

Site Visit:	Yes ☒	No ☐
Details: 12 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 comprises a detached bungalow located to the southeast of Hedge End. The property has a front garden amenity space and driveway parking leading to a detached garage. To the rear of the property, there is an enclosed garden with a rear conservatory, mainly laid to lawn. The surrounding area is residential in nature, and either side of the application site are detached bungalows of similar style. This application is an amendment to approved application H/22/92357. However, it is understood from the submitted drawing that the proposed scheme in this application is substantially similar to the originally proposed design of H/22/92357 which was not supportable by the case officer. Following discussion with the agent, it is confirmed that there is little scope to provide amendments. The only amendment to the proposal would be soften the front elevation by adding a small hipped end and two pitched roofs feature. Amended plan was received on 23/08/2022. Given that the amendments cannot address the original issue of the significant change of the frontage and would therefore not be capable of officer support.

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 also part of the character area of Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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 application site comprises a modest, detached bungalow with brick walls under a tiled hipped roof, incorporating a tall brick feature chimney on one side. It is located within a residential area which is characterised by similarly designed bungalows. The prevailing roofscape within the area is simple and uncluttered, with properties having retained their original hipped roof form.
- The proposed development includes extending the roof to the front and substantially extending it to the rear by adding a proposed two storey extension. The proposal also includes two new pitched roofs over the existing bay windows. It is understood that the existing fully hipped pyramidal style roof would not be retained. The resulting substantially extended roof form would dominate the dwelling and be at odds with the more modest roof forms of the majority of the dwellings in the area.

- The properties of Hobb Lane are generally highly visible within the street scene, due to site frontages which are either open or defined by low walls. As such, any alterations to the front elevation must be carefully considered. It is considered that the proposed roof form (gable with a small hipped end) and the introduction of two small, pitched roofs feature over the existing bay windows would stand out as incongruous in relation to the uncluttered hipped roof slopes characteristic of the street, which would therefore be harmful to the street scene. In addition to this, the proposed first floor extension would be finished in cladding. This material is not currently found on the host dwellinghouse. The large expanses of cladding on the proposed first floor extension is considered to exacerbate the appearance and prominence of the proposal.
- Whilst the surrounding area include a variety of house types and some properties have front dormer windows, the dwellings from No.16-29 along Hobb Lane are all incorporating a hipped roof, which means their roofs are very similar in terms of style and design. The hipped roofs and consistent roof pitches provide a strong sense of uniformity and rhythm within the street scene. Roof ridge heights are similar, following the sloping nature of the road. The degree of consistency of dwelling design and materials throughout the road makes a positive contribution to the character and appearance of the area. Therefore, the roof alterations and extensions would be out of keeping with the prevailing character of 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.
- With regards to overlooking and loss of privacy to neighbouring properties, there were not considered to be any issues with the previous approved application or this current application. The proposed upper floor window on the front elevation would be appropriate as levels of overlooking to the public realm is acceptable and expected. Further, there are no side windows to either side at the point where the first floor extension is proposed. In respect of residential amenity, the proposal is therefore considered to be acceptable, the built form would not harmfully affect the neighbouring properties in terms of their privacy.
- There was sufficient separation distance between the adjoining neighbours thus not resulting in a cramped form of development.

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.

- There are records of bats very close to this site. Therefore, the Council's Ecologist has been consulted as part of this application. It is confirmed that an appropriate biodiversity enhancement is required.

Trees and landscaping

- The Council's Tree Consultant has been consulted as part of this application. Due to the significant tree in the rear garden, no excavation, demolition, or development related works shall take place on site until a scaled and referenced tree protection plan is submitted and approved by the LPA.

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 will add a bedroom and will result in the property being categorised as having 4+ bedrooms which requires 3 off-highway spaces. The submitted site plan has shown where the necessary parking spaces would be located so the site has capacity to accommodate this.
- According to the submitted site plan, the applicant will turn the front garden into two private parking spaces, planning permission is not required if the new driveway uses permeable or porous surfacing which allows water to drain through it.

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 change in roof formation would materially change the overall appearance of the host dwelling and would be inconsistent and out of keeping with the roof design and pitch of the adjacent dwelling that would be at odds with, and detract from, the appearance of the street scene. 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