

Eastleigh Borough Council
Planning Department
Eastleigh House
Upper Market Street
Eastleigh
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SUBMISSION MADE VIA THE PLANNING PORTAL

18/08/2022

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

PROPOSAL: APPLICATION FOR FULL PLANNING PERMISSION FOR ERECTION OF A SINGLE STOREY REAR EXTENSION, ROOF ALTERATIONS CONSISTING OF THE ADDITION OF ONE DORMER WINDOW AS WELL AS ALTERATIONS TO FENESTRATION.

Dear Sir/Madam

Please find enclosed a planning application seeking full planning permission for alterations, single storey rear extension and addition to the roof of Plot 1. Plot 1 was formerly Pembers Hill Stud Farm 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:

- Demolition of the existing single storey rear conservatory and its replacement with the erection of a single story extension to the west elevation. (Materials proposed for the extension are as stated on the proposed elevations);
- The addition of a first-floor flat roof dormer window to the rear west elevation;
- Removal of existing triple pane kitchen window in north elevation and replacement with 2 new windows
- Replacement of existing ground floor windows in east side elevation and their replacement with two new garage doors.

The proposed changes would result in a significant enhancement to the existing layout of the dwelling by enabling the creation of an improved open plan ground floor kitchen and dining area, the replacement of an existing annexe with a double garage and the reconfiguration of the bedrooms to create 4 good sized bedrooms and a study.

Submission Plans and Reports

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

- Plot 1 Site location plan (210894-6253 Rev C01)
- Plot 1 Existing Plans (210894 1002 Rev P02)
- Plot 1 Existing elevations (210894 1003 Rev P01)
- Plot 1 Proposed Plans and Block Plans (210894 1004 Rev P04)
- Plot 1 proposed elevations (210894 1005 Rev P02)
- 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 replacement extension remain single storey in scale and ties in with the existing eaves line of the property. The proposed dormer window is set below the ridge line and up from the eaves of the existing dwelling. It remains subservient within the roofslope in which it is located. The fenestration changes would remain domestic in appearance and compliment the appearance of 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. The single storey extension and dormer window are of domestic proportions and a subservient scale. The proposed development would not therefore appear visually oppressive or overbearing or create additional overshadowing. None of the fenestration changes would result in overlooking or 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 would have access to a double garage with space to park vehicles in front of the garage. The proposed alterations to the dwelling are not considered to materially impact on the access and parking arrangements and would facilitate the conversion of the existing sales suite to a new dwelling (Proposal subject of a separate application).

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