

DELEGATED OFFICER REPORT

Application Ref: H/22/93026

Site Address: VENMARDEN, PARDOE CLOSE, HEDGE END, SOUTHAMPTON, SO30 0NE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations to dormer and roof

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

Planning History?	Yes ☒	No ☐
• Z/29803/001/00 - LOFT CONVERSION INCLUDING FRONT AND REAR DORMER WINDOWS. - Permit - 05/09/1995 • H/18/82989 - Proposed single storey rear extension to dwelling and new summer house in rear garden - Permit - 11/09/2018 • H/19/85225 - Single storey rear extension and pitched roof to incorporate existing front and rear dormers into main roof space - Refuse Planning Permission For - 07/06/2019 • H/21/90967 - Alterations to dormer and roof - Withdrawn By Applicant - 05/10/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		
Ecologist:	No further objection		

Site Visit:	Yes ☒	No ☐
Details: 29 th July 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: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 30)

Assessment:
The application site contains a detached bungalow located around a cul-de-sac. The property benefits from flat roof dormer windows to the front and rear elevations, a lean-to

carport, and a detached garage. The front and side boundaries are marked by a pierced brick wall, and the rear boundaries are marked by close boarded fencing. The surrounding area is residential in nature where there are a number of bungalows of similar scale, height, form and density which provide uniformity to the street scene. The application seeks approval to alter the existing dormers and roof of the dwelling. This application is a resubmission of a previously withdrawn application H/21/90967 (the additional supporting evidence - bat survey was not available for consultation and assessment in good time prior to the application determination deadline, therefore the application has been withdrawn by applicant).

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.
- To increase the mass of the built form at first-floor level, the proposal seeks to extend the face of the dormers to the side plains of the roof and incorporate the front and rear dormer windows. The proposal would not re-orientate and raise the ridge of the host building, which would maintain a uniformity in building heights within each street and is considered to meet the requirements of the above guidance.
- The application property is already the most visibly altered property in Pardoe Close due to the prominent front dormer, so the roof alterations and dormer extensions would exacerbate the appearance and prominence of the host dwelling. In this regard, it is confirmed by the agent that the new front and rear dormers would be constructed with matching tile hanging to reduce its perceived bulk. As such, the proposed development would still be seen as a subservient addition to the dwellinghouse rather than an incongruous feature.
- The dormer to the rear, although visible from adjoining gardens is little more than glimpsed from public vantage points. It would not notably detract from its existing character and that of the street scene.

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.

- The adjacent neighbours would not experience overlooking that would differ too much from existing as there are already first-floor front and rear windows on the property and the property is set in a built-up residential area. In addition to this, the proposed alterations would not result in an increase in height of the existing dwelling, and the existing separation distance would be retained. Therefore, this proposal is not considered to have an adverse impact upon the neighbouring properties. It should be noted that no objection raised during consultation period.

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 in the immediate vicinity of the property. Therefore, the Council's Ecologist has been consulted as part of this application.
- After reviewing the Bat Report by Dr Jonty Denton (October 2021) updated May 2022 with Phase 2 survey results, it is confirmed that the property has medium bat roost potential. If a building has medium bat roost potential, a minimum of two phase 2 surveys are required, and one must be a dawn re-entry survey. Bats frequently move around between roosts and a single dusk survey is not sufficient to determine whether they are using the hanging tiles at this property.
- A 2nd phase 2 bat survey was conducted by Dr Denton on 26 August 2022 and no bats emerged on the second survey either. As such, the Council's Ecologist confirmed that the guidelines have been followed and have no further objections.
- Biodiversity enhancements are required. If possible, a bat brick/box or a swift brick/box or both could be incorporated into the property.

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.
- It is unclear from the submission as to the total number of bedrooms contained within the property. However, there is room available within the curtilage of the dwelling to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements. It is therefore deemed that the proposal would not have a significant unacceptable impact on the 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:

- Subject to Conditions
- The proposed scheme is of an appropriate design, form, layout, and scale which respects the character and appearance of the locality. Also, it would not have a harmful impact upon residential amenity and highways safety. The application is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments