

DELEGATED OFFICER REPORT

Application Ref: H/22/93715

Site Address: 21 DELAMERE GARDENS, FAIR OAK, EASTLEIGH, SO50 7GD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed Loft conversion with front dormers and elevational alterations

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

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		
Ecologist:	Biodiversity enhancements are required. A built-in bat brick and a swift nest brick may be appropriate for this property.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd September 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 Appraisals.

Assessment:
The application site contains a 4-bedroom detached dwelling located on a dead-end road. The property has a detached garage which is linked with the garage of 19 Delamere Gardens. The site forms part of a residential new build development so the properties in the vicinity are of a similar age, style, and palette of materials. The application seeks approval to add two front dormers for loft conversion into second storey accommodation. <u>Principle</u> • 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.
- Whilst the proposed works would be clearly visible from the front elevation, the front dormers are modest in size and would not overhang the outer face of the wall of the original dwellinghouse. The proposals have also been sympathetically designed to ensure the bulk of the new space sits within the pitch of the roof and would not harm any established roof line. As such, the proposed front dormers are considered to be a modest and visually unintrusive form of development.
- The application property is tucked away at the end of the cul-de-sac and so the proposed developments would have little impact on the residential character and appearance of the locality.
- The use of matching materials to the host dwelling would help to reduce the visual impact of the additional storey and create a sense of cohesion between existing and proposed development.

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 additional side facing windows would only look towards the blank flank elevation of the neighbouring dwelling so there would be no lighting or privacy issues.
- The property has no immediate front neighbouring properties, therefore the second-floor views from the proposed front dormers would only look onto an area of woodland, the proposal would not result in any materially harmful overlooking of the neighbouring dwellings.

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 property is very close to several records of bats. Therefore, the Council's Ecologist has been consulted as part of this application. However, the application property is a relatively new build in a new development, it is confirmed that no bat roost features around the property.
- Biodiversity enhancements are required. A built-in bat brick and a swift nest brick may be appropriate for this 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.
- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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
- To conclude, the proposal would not create a detriment to neighbouring properties and is considered a subservient addition to the host dwelling. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments