

DELEGATED OFFICER REPORT

Application Ref: H/22/93358

Site Address: 6 STOURVALE GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 3NE

Case Officer: Claire Campbell-Best

Description: Raising of roof to convert loft into first floor accommodation. (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area SSSI Impact Risk Zones Airport Safeguarding HRA Screening Criteria SAC, SPA, Ramsar Southern Water 2m Buffer – Surface Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/14485/009/00	Erection of bungalow and detached single storey garage	Permit – 18/08/1981

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no objection from 8 Stourvale Gardens on amended plans:</u> Unfortunately I don't support this application. I feel that this alteration will make the house feel quite imposing due to our position being further downhill. If the roofline becomes 1.4m higher it's all we will see when looking in that direction from our garden, and obviously will mean our garden can be easily viewed from these new dormer windows thus losing privacy. <u>1no comment from 8 Stourvale Gardens:</u> Can you advise how much higher the roofline will be raised by please? Dimensions are not present on the drawings submitted & as we have a similar outlook to no. 7 Stourvale Gardens from the back of our property it would be valuable to know considering the 3x new windows will face our property.		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Updated comments received 25/09/22:</u> I don't see any potential bat roost features, but there are many records of bats in the area and the application proposes extensive works to the roof. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. The vines on the side elevation and any other vegetation very close to the building should be removed outside of bird nesting season (ie removal between August and February). Extra care must be taken when removing the vines in case any birds are nesting there. If it is		

	not possible to remove them outside of bird nesting season, they need to be checked by a suitably qualified ecologist for signs of nesting birds immediately before removal. If there is an active nest, work must stop and it must be left undisturbed with a 5m buffer, until after the chicks have fledged and left the nest. Biodiversity enhancement is required. A bat brick and or a swift brick could be added to each of the gable ends at the correct exposures. Built-in bat and swift bricks are preferred as they do not require maintenance and cannot fall off. <u>Comments received 25/08/22:</u> The Council's Ecologist requested close-up pictures of the roof as the application proposes extensive works to the roof and the site is in an area with many bat records.
Southern Water Services:	No objection – see guidance note
Heritage Officer:	The Heritage Officer was consulted upon but as the application site does not contain a listed building nor it is not in a conservation area the Heritage Officer did not comment

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 26/09/22		

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:
<u>Site and Proposal</u> The application site contains a detached bungalow located on the north-western side of Stourvale Gardens. The dwelling is set within a modest plot and the property itself has a shallow pitched roof with a conservatory to the rear. There is a single detached garage and driveway set back to the north-east of the host dwelling. Stourvale Gardens has a very noticeable incline running north to south with the application site situated in the mid-point of this incline. The ridge height of each dwelling within the road is slightly higher to the south-east of the application site and slightly lower to the north-west. The surrounding area is residential in nature and contains mainly a range of detached three and two storey dwellings that feature front and rear dormers. This application seeks the approval of the raising of the roof by approx. 1.4m which would enable the loft to be converted into first floor accommodation. Amended plans were received on 10 October 2022, which show the proposed 1no. large rear dormer has been amended to show 3no. smaller dormers. The loft conversion would comprise a bedroom, ensuite and a games room. This would be served by the 3no. rear dormers to the north-eastern roof slope and 3no. front facing roof lights to the south-western roof slope. The overall height of the bungalow would be approx. 5.6m. The proposals would be finished in materials to match the existing.

Principle

The development is within the urban edge of Chandlers Ford where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and layout

The proposed roof alterations, loft conversion and 3no. rear dormers, following the receipt of amended plans, are considered to be acceptable with regards to its overall design and appearance when read in the context of the host dwelling and the surrounding area. The surrounding properties feature similar sized front and rear dormers which are appropriate in size and form with gaps in between to ameliorate the visual impact. The proposed dormers to the application site would be akin to surrounding properties, maintaining the visual appearance seen within the street scene. The usage of matching materials (tile hanging) to the dormers would be in keeping with the surrounding area and respectful to the character area.

The proposed roof increase would result in the dwelling having a chalet bungalow appearance with first floor accommodation. The surrounding dwellings are two/three storey houses, and as noted are set on different ground levels. Despite this, the increased roof height is not considered to cause any detrimental harm to the street scene due to the existing shallow pitch of the host dwelling. The proposed ridge height would maintain the general pattern of development whereby each dwelling would maintain a higher ridge height to the houses going uphill and would not appear overly dominant or overbearing.

To conclude, the proposals are considered to be acceptable and would be in-keeping within the surrounding area. The proposals would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

As a result of the location of the proposed rear dormers, the neighbours most impacted would be the neighbours to the north-east (nos. 7 and 8). The separation distance from the proposed rear dormers to no. 7 is 14m which is below the 22m distance recommended by the 'Quality Places' SPD. The separation distance between the proposal and no. 8 is 24m which is acceptable.

It was noted on the site visit the rear dormers to nos. 7 and 8, while oriented at an angle do partly face the application site and rear garden and it is acknowledged there already is some element of overlooking between the site and the neighbouring properties, which is common in urban areas. The two proposed dormers serving the games room would directly face the rear garden of the application site and the flank elevation of no 7. which has no windows on the upper floor. The proposed dormer serving the bedroom has not been marked as obscurely glazed on the submitted plans, however in order to protect the amenity of the neighbouring residents, a condition will be applied to ensure the window is obscured with a top hung opening only.

On balance when taking into consideration the orientation of the site, the existing relationship and the condition to apply obscure glazing to the proposed bedroom dormer, the proposals are not considered to cause significant harm with regards overlooking and loss of privacy to the nearby neighbouring amenity and on this basis does not warrant a refusal.

The proposed front facing rooflights are high-level and low key in nature and as such there is no concern to this element of the proposal with regards to any overlooking or loss of privacy with the neighbours south-west of the application site.

Highways Safety and Parking

The proposals would result in the dwelling having 3no. bedrooms which would require 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required off-street would be provided by the garage and driveway within the curtilage of the site.

Other Material Considerations

Ecology were consulted upon due to the proposed works to the roof and requested close-up photos to inspect for bat roost features. Photos were provided and the Council's Ecologist was content there were no bats presents. The Ecologist did advise the vines to the side elevation should be removed outside of bird nesting season. If it is not possible to remove the vines outside of bird nesting season, they will need to be checked by a suitably qualified Ecologist for signs of nesting birds immediately before removal. The applicant will be advised of this by way of informative

There will be no adverse impact upon trees or other natural features worthy of retention and there are no likely significant impacts on the SPA.

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.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐