

DELEGATED OFFICER REPORT

Application Ref: H/22/93594

Site Address: 4 ROWAN GARDENS, HEDGE END, SOUTHAMPTON, SO30 0PU

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and loft conversion to include 1no. front and 1no. rear dormer (Amended plans and description)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Airport Safeguarding Zones HRA Screening Area- River, SAC, SPA, Ramsar Southern Water Sewers 2m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/10/67202	Construction of front and rear dormers	Permit – 10/05/2010 (Not Implemented)
H/18/82334	Provision of 1no. front and 1no. rear dormer windows	Permit – 23/05/2018 (Not Implemented)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		
Ecology:	Although there are records of bats and hedgehogs in the area of this property, I don't see any potential bat roost features on the photo of the house on Google maps. 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 . Biodiversity enhancements will be required.		
Southern Water Services:	No objection – see guidance notes on Planning Register		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/10/2022		

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 modest semi-detached bungalow; to the front, there is a hardstanding driveway and front garden with side access to a rear garden that slopes away from the property. The surrounding area is an established residential area with Rowan Gardens featuring a small cluster of two storey terraced properties and semi-detached bungalows, many with first floor accommodation that incorporate front and rear dormers.

This application seeks approval for a loft conversion which would include 1no. front and 1no. rear dormer as well as a flat roofed single storey rear extension located on the south-eastern elevation. Amended plans were received on 11 October 2022, which show the front dormer has been reduced in height and depth and would have similar dimensions to the semi-detached neighbour's front dormer at no. 5 Rowan Gardens.

The loft conversion would allow for the dwellinghouse to have first floor accommodation in which there would be 3no. bedrooms and a family bathroom. The single storey rear extension would allow for the ground floor to be reconfigured at the rear; where there would be an enlarged open plan kitchen and dining area. This would be served by a set of bi-fold doors to the proposed rear elevation and 1no. door to the side elevation. The proposals would be finished in materials to match the existing.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Hedge End where the principle of development is acceptable.

Design and layout

- The design of the loft conversion (1no. front and 1no. rear dormer) and single storey rear extension following the receipt of amended plans, is suited to the host dwelling in terms of its form, scale and appearance.
- It was noted on the site visit that many of the bungalows in Rowan Gardens have front and rear dormers and single storey rear extensions. The proposed front dormer would be in proportion and size to that of the surrounding neighbouring dormers. The development would be sympathetic to the host dwelling and would be in-keeping with the character area.
- The single storey rear extension is a modest addition to the host dwelling and due to its siting at the rear, it would not be visible to the public realm.
- The development would not be an overdevelopment of the site and sufficient amenity space would be retained.

Residential Amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The host dwelling is the only property in a cluster of eight bungalow which does not have dormers. It is acknowledged rear dormers result in overlooking into neighbouring gardens, however, the proposed rear dormer would not cause any additional concerns to significant overlooking due to this existing relationship and what the adjoining neighbours currently experience. Additionally, there have been no neighbour objections to the proposals.
- The proposal would involve the addition of 1no. window to the side elevation at first floor level to the host dwelling. It was noted on the site visit, the neighbour to the east, no.3 Rowan Gardens has a first floor window to the side elevation. In order to

protect the neighbouring amenity, a condition will be applied to ensure the proposed window would be obscured glazed with a top hung opening only.

- The proposed single storey rear extension would be mainly screened by the fencing between the shared boundaries to nos. 3 and 5 Rowan Gardens as well as the rear extensions to these dwellings. The proposed bi-fold doors would look into the rear garden and the 1no. door to the proposed side elevation would directly face a high boundary fence. As such, there is no concern to any overlooking or loss of privacy with regards to nearby neighbouring amenity.

Highways Safety and Parking

- The proposed development would result in a 3no. bedroom dwellinghouse which would require 2no. off-street parking spaces as set out in the Residential Standards Parking SPD. The required off-street parking can be provided by the front driveway/garden adequately.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐