

DELEGATED OFFICER REPORT

Application Ref: F/22/93671

Site Address: PEMBERS COTTAGE, PEMBERS HILL FARM, MORTIMERS LANE,
FAIR OAK, EASTLEIGH, SO50 7EA

Case Officer: Alex Webb

Description: Roof alterations consisting of addition of 3no. dormer windows,
replacement of 1no. rooflight and existing ground floor rear door/frame to
north elevation

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA & Ramsar) Aviation safeguarding - Airport Safeguarding Zones Heritage – Fair Oak Park Nutrient Neutrality Catchment River Itchen SAC Solent: Includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water		

Planning History?	Yes ☒	No ☐
O/15/77190 - Outline: Construction of up to 250no. Dwellings with access from Mortimers Lane and pedestrian/cycle links, open space and landscaping, all matters other than access reserved. (This application is subject to an Environmental Impact Assessment and is a departure from the development plan, is a major development and affects a setting of a listed building.) – Grant outline permission 23/05/2018 RM/18/83278 - Reserved matters for the construction of 242 dwelling units and retention of 2 dwellings pursuant to outline permission O/15/77190 for residential development of 250 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration) - Approve the Reserved Matters 2018/11/28 F/19/84748 - Construction of a new agricultural access from Mortimers Lane – permitted 06/03/2019		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No objection – Observation that the dormer windows make the house appear unbalanced and top heavy.		
Conservation	The two to the front elevation are quite in keeping with the character of the house, so are no problem, the rear one is another matter. Boxy dormers of this nature are never a pretty sight, although some effort has been made to ameliorate it's presence, more could be done. The pitch to the roof helps as does the use of tile hanging to match it, but it seems unnecessarily large. A reduced width to enable it to be centred on what is primarily a symmetrical elevation would help it sit more comfortably and replacing the wooden fascia with a deeper lead drop would give a feeling of greater quality and remove the expensive maintenance problem of the wooden fascia. Holding objection until the proposed changes are implemented Update:		

	This is an improvement and given the surroundings here, an acceptable standard. Holding objection withdrawn.
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Site Visit:	Yes ☒	No ☐
31/10/2022		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Pembers Cottage is located on the north side of Mortimers Lane (B3037) within the built-up area of Fair Oak. It is not within a Conservation Area and the nearest listed building is Mortimers Farm. It is part of the former grounds to Fair Oak Park, which is on the Historic Parks and Gardens Register. There has been recent residential development to the north, east and west of the site.

The proposal is for 2 dual pitched dormer windows to the front (south) elevation, the relocation of the rear rooflight and addition of a flat roof mono pitch dormer window on the rear (north) elevation, replacement of the rear door and frame with timber. The changes to the roofspace would allow for the creation of an additional bedroom with dressing room and ensuite bathroom. The property has been vacant hence the submission of a full planning application.

As the proposals would result in an additional bedroom, 3 on-site parking spaces need to be provided as the property is increasing from a 3-bed to a 4-bed property (in accordance with our residential parking standards SPD). Amended plans were received on 10/11/2022 showing an additional allocated parking space resulting in the dwelling being provided with the three parking bays as requested.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 of the local plan, in that:

- The development is within the urban edge of Fair Oak where the principle of development is acceptable.
- The design of the dormer windows, rooflight and exterior changes are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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 design and layout respects the character and appearance of the locality.
- 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: For the reasons set out above the application is recommended for permission subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
