

DELEGATED OFFICER REPORT

Application Ref: H/23/94506

Site Address: 28 CLIFFE AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft Conversion. Existing hipped roof is to be converted into a gable end and a new flat roof dormer to be added to the rear of the property. Additional en suite and bedroom to be added to roof space. The existing bedroom 3 is converted to a study, the dwelling remains as a 3 bedroom property. Alterations to fenestration

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 comments received		
Ecologist:	No objection		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☐	No ☐
Details: 27 th January 2023		

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 Bursledon, Hamble-le-Rice and Hound (BHH 39)

Assessment:
The application property is a two-storey, 3-bedroom, semi-detached dwelling on the western edge of Hamble. The property is brick built and pebbledash rendered and has an enclosed garden with three outbuildings. The surrounding area is residential in nature, characterised by a mix of terraced and semi-detached two-storey dwellings, similar in design and period to the application property. The proposal is for roof alterations and loft conversion to provide habitable accommodation in the roof space. The development is

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

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 Bursledon, Hamble-le-Rice and Hound (BHH 39) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
 - iii) Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
 - iv) Retain and extend the continuity in building line.

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 there are no similar hip to gable loft conversion examples along Cliffe Avenue, given the proposed roof enlargement and rear facing dormer could be constructed under Permitted Development, a reason for refusal on this basis could not be sustained. Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B, planning permission is not required for the hip to gable roof enlargement and rear facing dormer because, as a result of the works, no part of the dwellinghouse would exceed the height of the highest part of the existing roof and no part would extend beyond the plane of an existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. Also, the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.
- Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class C, planning permission is also not required for the proposed front facing rooflight provided it does not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- In terms of the visual impact, the proposed rear dormer would not be easily perceived from public viewpoints and would therefore have a limited impact on the character 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 proposed loft conversion 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. No windows are proposed to the side to overlook any adjacent neighbours. The separation distance between the application site and the rear neighbours is also sufficient to mitigate any harmful overlooking. During the consultation period, no objections have been received from any neighbours.

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.
- The property is located in a residential part of Hamble, no records of bats directly relevant to this location although there are records in the general area and a specific record of common pipistrelle around 100m to the north.
- The roof looks to be in relatively good condition with close fitting tiles and the loft is already partially converted into a storeroom with a Velux window. Opportunities for protected species look to be limited and therefore the works are unlikely to impact on bats and are therefore not contrary to emerging Local Plan Policy DM11 (Natural Conservation). EBC's Ecologist raised no objection on grounds of ecology.

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.
- The application property will remain as a 3-bedroom dwelling and therefore the proposal will not impact on the existing car parking arrangements.

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:

- The proposed works fall under Permitted Development. In planning perspective, the proposal would not have a significantly harmful impact upon the amenity of neighbouring properties. Therefore, it can be recommended for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		