

DELEGATED OFFICER REPORT

Application Ref: H/23/94722

Site Address: 49 PORTELET PLACE, HEDGE END, SOUTHAMPTON, SO30 0LZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft conversion with front and rear dormers, log burner flue and single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • 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:	There are hanging tiles on the gable ends which can be very attractive to roosting bats but no obvious slipped tiles or gaps where bats could roost.		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 10 th March 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 Hedge End, West End and Botley (HEWEB 30)

Assessment:
The application site contains a modest detached bungalow which is located to the southeast of Hedge End. The site is relatively open to the front with a low wall and 1.8m-

2m fences to the remaining side and rear boundaries. The property currently benefits from a rear conservatory, good-sized front garden, and a detached side garage. The wider surroundings comprise Victorian to 1970s developments. The application seeks approval to add two pitched front dormers and a flat roof rear dormer for loft conversion into habitable accommodation. The proposal also includes a single storey rear extension with a double pitched roof as well as a log burner flue. Following discussion with the agent, it was agreed to separate the front dormer into two. Amended plans were received on 05/04/2023, which do not require neighbour re-notification. After reviewing the amended plans, the development is now 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 Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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.
- The proposed loft conversion with front and rear dormers is considered acceptable in principle in this location. Whilst there would be a significant increase in the bulk and massing of the current dwelling, the proposal would not increase the ridge line, thereby would be in keeping with the building line within the vicinity. Moreover, the front dormers are considered to reflect the features already present within the Portelet Place, and therefore the proposal would not introduce an incongruous and visually dominant feature into the Portelet Place's street scene.
- The proposed rear extension would create a large living space on the ground floor by extending across the full width of the existing building and featuring a double pitched roof. However, it would largely utilise the footprint of the existing conservatory, and as such there would be no unacceptable overdevelopment of the plot. In addition to this, it would not appear prominent in the street, therefore it would not have a harmful effect on the character and appearance of the area.

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.
- Due to the location of the single storey rear extension, together with no side facing windows, it is not considered to result in any overlooking or loss of light. It is also considered that the front and rear dormers will only face towards land that will not

cause a loss of privacy. As such, the impact on neighbours is minimal. It should be noted that the adjacent and rear neighbours did not raise any objections to the proposal during the consultation period.

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.
- There are records of bats and hedgehogs very close to this property. After reviewing the site photos, the Council's Ecologist pointed out that there are hanging tiles on the gable ends which can be very attractive to roosting bats. However, there are no obvious slipped tiles or gaps where bats could roost, and therefore no further survey is required.
- Biodiversity enhancements will be required. A bat box and a swift nest box may be appropriate for this building.

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.
- There is room available to the existing driveway to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements. The proposals would therefore be in accordance with the Council's adopted Residential Parking Standards SPD.

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
- The proposal would not create a detrimental impact to its locality and any neighbours. As such, the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments