

DELEGATED OFFICER REPORT

Application Ref: H/22/93312

Site Address: 27 PERN DRIVE, BOTLEY, SOUTHAMPTON, SO30 2GW

Case Officer: Alexandra Stone

Description: Conversion of loft to new habitable space on first floor and addition of dormers

Particular Site Constraints?	Yes ☒	No ☐
- Within a Conservation Area – Botley/ Winchester Road - Within Urban Edge		

Planning History?	Yes ☒	No ☐
F/05/53043 – Refuse Planning Permission – 10/03/2005 1st floor extension to form 2 storey dwelling F/05/54897 – Permit – 13/10/2005 First floor extension to form 2 storey dwelling (amended design) F/06/56342 – Permit – 12/04/2006 First floor extension with front and rear dormer windows and supporting structural column to form 2 storey dwelling (amended design)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>7 Twin Oaks (summarised):</u> Concerns regarding affecting character of the area, overlooking, loss of privacy and blocking light into the garden. <u>Officer comments:</u> The dwelling is approx. 28m from the rear neighbouring properties. The guidance in the quality place SPD state the separation distance should be 22m minimum, therefore complies with the guidance. The character of the area is made predominantly of two storey dwellings with few bungalows with dormer windows to create first floor accommodation. The neighbouring property is a two-storey dwelling incorporating dormer windows which is similar to the proposed. <u>6 Twin Oaks (Summarised):</u> Objecting on residential amenity and privacy. The dwelling is part of a row of four similar bungalows, development will change the character. Block their view of the church. <u>Officer comments:</u> As previously stated, the development would be suitably distanced from the rear neighbouring properties and that the dwelling is to the end of the row of the four bungalows and similar in appearance to the neighbouring property.		
Parish Council:	Objection - The style of the proposed changes are not in keeping with the character of the area or of nearby properties.		
Conservation Officer:	No Objection - The revised drawings dated 19.01.2023 on line are a great improvement producing a building suitable to fit into the existing street scene satisfactorily.		

Site Visit:	Yes ☒	No ☐
Details: 10/08/2022		

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:

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

Principle

The application is to raise the roof to create first floor accommodation with the addition of 2No. dormer windows to the front and 3No. dormer windows to the rear elevations. This will create 5 No. bedrooms to the first floor. Amended plans have been gained for a much more in-keeping and sympathetic design. The ridge height is being increased by approx. 2.5 metres to accommodate the first floor.

- The development borders a Conservation Area but is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the first-floor extension is 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 design and layout respects the character and appearance of the locality.

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 windows to the South elevation are as existing on the ground floor and the first-floor window is likely to be obscured as it serves a bathroom. The North elevation also shows two windows, each serve a bathroom which is also likely to be obscured.
- The proposed dormer windows are approx. 28m from the properties to the rear, the requirement is above 22m as set out in the Quality Places SPD.
- After securing amended plans, The design of the dwelling is suited to the character of the area in that the neighbouring properties have small dormer windows creating a chalet bungalow style dwelling.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...