

DELEGATED OFFICER REPORT

Application Ref: H/23/94725

Site Address: 4 SWANLEY CLOSE, EASTLEIGH, SO50 4NY

Case Officer: Alex Webb

Description: Roof conversion with dormer, erect porch at front, two storey side extensions, single storey rear/side extension and alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones Hazards/other environmental - Environment Agency Surface Water Flooding Aviation safeguarding Airport Safeguarding Zones		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection It is noted that the extension is out of keeping with the other properties in the area.		
Ecology	I have reviewed the Ecological Assessment Report by ABR Ecology Ltd. (May 2023). The building was assessed to have negligible potential for roosting bats, no suitable habitat for reptiles and likely use by hedgehogs. The report has specified the following mitigation: a bat-sensitive lighting strategy, a precautionary working method for hedgehogs and hedgehog holes (30 x 15 cm) in the base boards of any new fencing on site. Two bee bricks and one bat tube are recommended to be built in as biodiversity enhancements. Enhancing the garden with night-scented flowering plants would help to attract moths as food for bats.		

Site Visit:	Yes ☒	No ☐
31/03/2023		

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 Appraisals.

Assessment:
The application site is located at the end of Swanley Close, a cul-de-sac of similar residential properties backing onto Shakespeare school playing fields. The property is a modest semi-detached dwelling with a private driveway to the front (south west) and the majority of the private amenity to the rear (north east).

The proposal is for a roof conversion through the erection of a rear dormer, the erection of a porch to the front, a two-storey side extension, a single storey rear and side extension and alteration to the fenestration.

The two storey side extension would have a ridge height to match the existing, which whilst not generally encouraged by the Quality Places SPD, would match other properties in the locality which have been modified in a similar way. The provision of a dormer window to the rear across the new and existing roofspace would then allow for the provision of a new master bedroom. Part of the roof could already be converted under permitted development. The dormer would have a Juliet balcony and floor to ceiling windows, one of which serving the ensuite bathroom is to be ensuite. The dormer has been set in from the sides and below the existing ridge line to remain subservient. The increase in the number of bedrooms requires an additional parking space to be provided in accordance with the Residential Parking Standards SPD and three on-site allocated parking spaces are shown on the proposed site layout.

A new window would also be provided at first floor level to the front and rear of the property. The existing window to the rear serving the bathroom is to remain and be obscure glazed. Whilst these are not in line with the existing, there is a requirement under Part B1 of the Building Regulation, there must be a suitable escape window to 1st floor habitable rooms with the bottom of the opening being no more than 1.1m from the finished floor level. The first floor side extension has been stepped back, in keeping with no. 7. There would be two sets of 3 glazing panels on the side (south) elevation to provide natural light to the stairwells.

A new porch with a mono pitched roof is to be provided to the front with a grey roof light, new front door and floor to eaves glazing panels.

The single storey extension to the rear would measure 2.6m in length and would have a width of 6.3m. It would have a gable end, pitched roof and would allow for an open plan kitchen/dining room. The plans demonstrate that part of the rear extension would cut across part of the ground floor rear window to the neighbouring property under the 45° rule, however it would not cut across the majority and this element of the extension could be constructed under a fall-back position through existing permitted development rights available to the property. There would be bi-fold doors and floor to eaves glazing on this elevation and a grey rooflights on the side elevations.

Overall, the proposed alterations will be in-scale and in-keeping with the existing and surrounding properties and would not harm the character of the streetscene or surrounding area. Due to the siting of the proposal in relation to its neighbours there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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 where the principle of development is acceptable.
- The design of the extensions 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 planning permission

Recommendation: **PERMIT** ☒

REFUSE ☐

Comments ...