

DELEGATED OFFICER REPORT

Application Ref: H/22/93735

Site Address: 2 SHARON ROAD, WEST END, SOUTHAMPTON, SO30 3AS

Case Officer: Claire Campbell-Best

Description: Replacement dormers to provide additional bedroom and new front porch.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria: River, SAC, SPA and Ramsar Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Proposal	Description
H/18/82598 16 Sharon Road	Alterations to roof in include front and rear dormers and single storey side extension	Permit – 30/05/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
West End Parish Council:	No objection		
Ecology:	<u>Comments received on the Bat Roost Assessment Report received 13/06/23:</u> I have reviewed the Bat Roost Assessment report by Philips Ecology (June 2023). Two dusk emergence surveys were carried out in May and June 2023 and the conclusion of the report was that there was no reasonable likelihood that bats would be present and affected by the proposed works. As bats move roosts, the building has medium bat roost potential and there are bats using the area. Please could you add the following informative to the decision notice: In the unlikely events of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://bats.org.uk/advice/im-working-on-a-building-withbats/ive-found-a-bat-during-works <u>Update comments on Preliminary Bat Roost Assessment received 03/04/23:</u> I have reviewed the updated Preliminary Bat Roost Assessment. The report states that if the application proposals change to only include the construction of a new porch, then no further surveys would be required. However, the potential bat roost features on the roof are of moderate bat roost suitability and any works to the roof will require two bat activity surveys done at least two weeks apart, during the active bat season between May and September with at least one during the peak period (May-August). It is my opinion that even works to the porch with dust, vibration and noise could disturb any bats that might be roosting in the roof and to avoid committing an offense under the Wildlife and Countryside Act, these features must be checked by dusk and dawn activity surveys.		

	<u>Comments on Preliminary Bat Roost Assessment received 10/01/23:</u> I have reviewed the Preliminary Bat Roost Assessment by Philips Ecology (December 2022). The building has been assessed as having moderate bat roost suitability and requires two further bat survey (emergence and re-entry). These can only be done during the active bat season between May and September with at least one during the peak period (May-August). The presence of protected species is a material consideration and must be established before the application can be determined <u>Updated comments on site photos received 25/11/22:</u> I have reviewed the site visit photos, There are some gaps in the hanging tiles on the front and rear dormers and small gaps below the roof tiles next to the flashing on each side where the single storey rear extension joins the main roof. A preliminary bat roost assessment will be required. <u>Original comments received 12/10/2022:</u> The existing dormers are clad in hanging tiles and there are records of bats nearby. Please could close-up photos showing the condition of these hanging tiles on all dormer elevations and the roof tiles on both sides of the house be provided. This is necessary to determine whether further surveys would be required.
Southern Water:	It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building close to a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-close to the sewer. In order to protect drainage apparatus, southern Water requests that if consent is granted, the following condition is attached to the planning permission; <i>Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect public sewers.</i>
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/10/2022		

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.
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Assessment:

Site and Proposal

The application site contains a detached bungalow with front and rear dormers and a single storey extension to the rear. The dwelling is set back from the road by a front garden and driveway which leads to a detached garage to the rear of the site. The surrounding area is characterised with bungalows, many of which have front and rear dormers.

This application seeks approval for replacement dormers and a front porch. The dormers would measure approx. 10.1m in width, 3m in depth and 2.4m in height and would contain 3no. bedrooms, a dressing room with ensuite and a family bathroom. The proposed front porch would measure approx. 1.8m in depth, 2.8m in width and would have a height of 3m and would comprise of a ground floor w.c. and entrance lobby.

Both the dormers and porch would be finished in dark grey horizontal cladding and white uPVC fenestration to match the existing.

Principle

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 of West End where the principle of development is acceptable.

Design and Layout

- The design of the replacement dormers and front porch is suited to the host dwelling in terms of its form, scale and appearance. Front dormers are seen throughout Sharon Road. There are similar sized grey clad dormers permitted under H/18/89528 at no. 16, therefore the replacement dormers are considered acceptable.
- The proposed front porch is relatively modest in size and would allow for the ground floor to be reconfigured, resulting in an improved functional layout to the dwelling.
- The introduction of grey cladding is a new material to the host dwelling, however, grey cladding is seen in the local area and this material is not considered to cause detrimental harm to the character of the property or within the street scene.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- The replacement front and dormers would cause no increased level of overlooking than what currently exists. The front dormer would still have 3no. windows but would be slightly positioned more forwards (1m approx.), the central window would serve a bathroom. The submitted plans show this window would have a top-hung opening. This will be secured via condition as well as ensuring the window is obscurely glazed.
- The replacement rear dormer windows would mainly look out onto a residential parking area and as such, there are no overlooking or loss of privacy concerns.
- Therefore 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.

Ecology

- Owing to the nature of the works, Ecology were consulted upon. Initially, the Ecologist requested site photos and upon review of the photos, a preliminary bat assessment was requested.

- A Preliminary Bat Assessment by Philips Ecology was received 10 January 2023. The Ecologist reviewed this and advised a further two surveys were required as it was concluded the roof to the property had moderate bat roosting potential.
- A Bat Roost Assessment by Philips Ecology was received 12 June 2023. The Ecologist also reviewed this assessment and was content with the conclusion of the report in that there was no reasonable likelihood that bats would be present and affected by the proposed works and have recommended biodiversity enhancements by way of informative.

Highways Safety and Parking

- The development proposes an additional bedroom which would result in a 4no bedroom property which requires 3no. off street parking spaces as set out in the Residential Parking Standards SPD. The required parking can be accommodated by the existing garage and driveway.

Other Material Considerations

- Due to the proposed front porch being in close proximity to a public foul sewer, Southern Water were consulted upon and have recommended a pre-commencement condition be applied whereby the application must submit a build over application. The applicant has agreed to this condition via email.
- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐