

DELEGATED OFFICER REPORT

Application Ref: H/23/94832

Site Address: KILBURN, ALBERT ROAD, HEDGE END, SOUTHAMPTON, SO30 0DJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raise ridge height of roof to create first floor with dormers and alteration 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:	Two comments were received to the application, stating that the proposed windows will overlook their garden and the proposal affects their mental and physical health.		
Parish Council:	No objection		
Ecologist:	I have reviewed the Preliminary Roost Assessment by Provision (V 01, June 2023). The building has been assessed as having negligible bat roost potential. There are gaps under the roof tiles on the eastern end of the northern elevation and an area of the roof membrane on the northern elevation has been damaged with the underside of the roof tiles visible.		

Site Visit:	Yes ☒	No ☐
Details: 5 th April 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 28)

Assessment:
The application site contains a single storey bungalow located at the southwest of Hedge End. The property has an attached garage to the side and a paved area to the front for parking. The rear garden has a pond and a patio area adorned with steps. As Albert Road slopes down to the southeast, the application property is lower in elevation compared to those on the west (left). The surrounding area is predominantly residential, and the

properties along Albert Road feature a mix of architectural styles. The application proposes to provide first floor accommodation by raising the ridge height and adding dormers. The proposal also includes the alteration to fenestration. 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 Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces

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.
- While raising the ridge height of a bungalow is not always encouraged, considering that the road slopes to southeast and the property is already lower than the western neighbouring property (Cranbourne), a modest increase in the ridge height would not significantly impact the street scene or cause any major issues. Moreover, the context of Albert Road presents a mixture of different architectural styles and therefore the proposal would not make the property stand out or overly dominant among other properties in the area.
- Kilburn is located in a tucked away location within a small close in Albert Road, where most of the bungalows have already been extended to the first-floor level with dormers and additional ridge height. As such, this proposal is considered acceptable in principle in this location. Furthermore, the choice of render and timber materials aligns with the architectural features commonly found in the vicinity, making the dormers as appropriate additions that don't seem out of place.
- The proposed developments would not extend beyond the existing building line, which means that the raised ridge height and the addition of front and rear dormers can be accommodated within the setback position of the property. The proposed changes would maintain the overall visual harmony 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.

- The presence of the existing side garage between the application property and the western neighbour (Cranbourne) ensures a sufficient separation distance, effectively mitigating any potential issues of harmful overlooking or overshadowing. No side windows facing are proposed to face this neighbour further enhances privacy and minimise any visual intrusion.
- Concerning the eastern neighbour (Hounslow), it is worth noting that this property is positioned slightly forward compared to the application property, this non-parallel arrangement contributes to a natural visual separation between the properties, reducing any harmful impacts on this property. Although one first-floor window is proposed to the side elevation, this window would serve a bathroom and therefore is anticipated to be obscured glazed, thus addressing any potential overlooking concerns.
- The guidance set out in the Council's adopted 'Quality Places' SPD states that a 22m minimum back-to-back distance between first floor habitable room windows is required to maintain an acceptable level of privacy between properties and to mitigate the potential for overlooking. In its current situation there is a 30m back-to-back distance between the application property and the rear neighbours, it is considered to provide an acceptable level of separation, reducing the likelihood of privacy conflicts. The proposed rear windows at the first-floor level would not create a sense of unacceptable overlooking to rear neighbours. It should be noted that no objections have been received from any rear neighbours during the consultation period.
- The comments raised by the neighbour are noted. However, taking into consideration various factors such as no direct side facing first-floor windows, the presence of a side garage, and the site arrangement, all contribute to addressing and mitigating potential harmful impacts to the neighbour. In any event, each application must be assessed on its planning merits against planning policy and guidance.

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 Council's Ecologist states that the roof tiles appear to have been recently cleaned or renewed, however there are some gaps and raised tiles on the front and rear elevations creating gaps which could be used by crevice-roosting bats. There is also a pond in the garden. Therefore, a Preliminary Ecological Assessment is required. The report must include recommendations for appropriate biodiversity enhancements for this property and a precautionary working method to protect small mammals such as hedgehogs, toads, and newts.
- The Preliminary Roost Assessment by Provision (V 01, June 2023) has been provided. The building has been assessed as having negligible bat roost potential. There are gaps under the roof tiles on the eastern end of the northern elevation and an area of the roof membrane on the northern elevation has been damaged with the underside of the roof tiles visible. The PRA report did not make any recommendations for biodiversity enhancements, but they can be conditioned. A bat brick and a swift brick may be appropriate for this building. These can be built into the gable ends if the elevation is suitable or added to the exterior of the

building. Built-in boxes/bricks are preferred as they do not require maintenance and cannot fall off.

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 proposal would result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. The front paved area of the property is spacious enough to accommodate this demand, as such there are no anticipated issues regarding parking problems.

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
- In conclusion, the proposed developments are designed to preserve residential amenity, maintain privacy, and in keeping with the mixed architectural styles in the area. The proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments