

DELEGATED OFFICER REPORT

Application Ref: H/23/95395

Site Address: GLENROSA, HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8DR

Case Officer: Claire Campbell-Best

Description: Loft conversion incorporating 1no. front and 1no. rear dormers and hip to gable roof enlargement.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer SGN Gas Pipeline Medium Pressure		

Planning History	Yes ☒	No ☐
Reference	Proposal	Description
H/20/87842	Single storey rear extension	Permit – 02/07/2020
F/16/78480	Two storey side and single storey rear extensions	Permit – 04/07/2016

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bursledon Parish Council:	No comments received		
Ecology:	There are records of bats, stag beetles, and hedgehogs very close to this property. I have reviewed the site photos and do not see any potential bat roost features. Please could you add the following informatives to the decision notice: In the unlikely event 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://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at https://www.britishhedgehogs.org.uk/found-a-hedgehog/ Biodiversity enhancements will be required. A swift brick, a sparrow terrace, a hedgehog house, or enhanced planting for pollinators may be appropriate for this application. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. https://www.swiftconservation.org/Nestboxes%26Attraction.htm		

Southern Gas Networks	On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/07/2023		

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:
<u>Site and Surroundings</u> The application site is a Victorian two storey, semi-detached dwelling located on the western side of Hamble Lane and is set within a linear plot. The property has a tiled, hipped roof and is finished in mostly red with some yellow brick to all elevations. The dwelling is set back from the road by a modest front garden and driveway; to the rear, there is a long narrow garden and outbuilding. The surrounding area is mainly residential in nature; the application site forms part of a row of similar Victorian semi-detached properties. There are single storey bungalows adjacent to the site, some of which have front and side facing dormers. <u>Proposal</u> This application seeks the approval for a loft conversion which would include a hip to gable roof enlargement and front and rear facing box dormers which would provide space for 2no. bedrooms in the roof space. This would be finished in a combination of materials; the enlarged roof would have tiles that would match the existing, the dormers and gable end wall would be clad (colour not specified). <u>Permitted Development</u> The proposed plans submitted with the application indicate the hip to gable roof enlargement and rear dormer fall under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the resulting roof space (including any enlargement to the original roof space) would not exceed 50 cubic metres: Hip to gable roof enlargement = 20.05 cubic metres

Rear Dormer = 16.85 cubic metres

Volume of two storey extension roof = 6.35 cubic metres

Total enlargement of roof space = 43.25 cubic metres

It should be noted development will only be permitted under Class B if the materials in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Currently, the proposed materials would not match the existing, however this could be resolved by using matching materials.

Materials aside, the built form of the proposed hip to gable enlargement and rear dormer fall under permitted development as the calculations above show these additions would not exceed over 50 cubic metres and will not form part of this application as they do not require planning permission.

Therefore, the proposed front dormer will be the only element of the proposal considered under this application.

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 where the principle of development is acceptable.

Design and Layout

- The design of the front dormer is not suited to the host dwelling in terms of its form, scale and appearance. The dormer is excessive in size and does not relate well to the style and appearance of the existing dwelling and the neighbouring properties and would appear as an incongruous and prominent feature. This would be further exacerbated by the introduction of new materials. The proposed cladding is not considered to respect the red and yellow brick of the host dwellinghouse. Overall, it is considered the proposed front dormer detrimentally harm the street scene, particularly when viewing the application site within the row of semi-detached houses along this section of Hamble Lane.
- It is noted some of the adjacent bungalows opposite the site have front and side dormers. However, these dormers are not comparable as they are much smaller and less dominant than what is proposed in this application. They are also finished in matching materials that are fully established and blend in within the surrounding area.

Residential Amenity

- The neighbour most impacted upon the proposed front dormer would be the adjacent neighbour to the east, 'Cheriton' as the front dormer to the site would face the front dormer to this property, which serves as a bedroom. There is a 28.6m separation distance between the two buildings and accords with the recommended minimum distances set out in the 'Quality Places' SPD. As such, the front dormer would have no unacceptable impact on the amenity of the neighbour in terms of loss of privacy, light or outlook.

Highways Safety and Parking

- The front dormer proposes an additional bedroom which would result in a 4no. bedroom dwelling which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the driveway and front garden and as such there are no parking or highway safety concerns.

Ecology

- Owed to the nature of the proposal, the Council's Ecologist was consulted upon. Upon review of the site visit photos, they confirmed they did not see any potential bat roost features. Had the proposal been acceptable in terms of design, an informative on bats would have been advised to the applicant.

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: This application is recommended for refusal due to the following reason:

- The proposed front dormer by reason of its size, scale, prominent siting and materials would result in an incongruous and discordant additions at odds with the appearance of the host dwelling, and the character of the wider surroundings. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Council Local Plan (2016-2036), the Quality Places SPD (2011) and the contents of the National Planning Policy Framework (2021)

Recommendation:

PERMIT ☐

REFUSE ☒