

DELEGATED OFFICER REPORT

Application Ref: H/23/95341

Site Address: 2 ROGERS CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 6EB

Case Officer: Dorothy Hei-Tung-Hoh

Description: To extend hipped roof to form gable and rear dormer with rooms in roof.
Roof lights to front elevation. Alterations 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:	No comments received		
Parish Council:	No objection		
Ecologist:	After reviewing the site photos, there are no obvious potential bat roost features and therefore a survey will not be required.		

Site Visit:	Yes ☒	No ☐
Details: 20 th July 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 3)

Assessment:
The application site contains a semi-detached two-bedroom bungalow. The property has a modest front garden along with a long driveway positioned to its side, while the rear portion is occupied by an enclosed garden space. The surrounding area is predominantly residential in character, comprising a collection of detached bungalows constructed between the 1970s and the present day. This application proposes the hip to gable loft conversion, alongside the addition of a rear dormer. 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.

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.
- The proposed hip-to-gable style conversion can maintain the current roof line of the property without any upward extension, and as such the resultant appearance of the application property will remain in harmony with its semi-detached neighbour. By employing materials that closely align with those found in the existing building, the proposed development will blend seamlessly with the host dwellinghouse and neighbouring structures, preventing any abrupt visual discontinuities.
- Hip-to-gable loft conversion is a relatively common architectural modification, especially observed in semi-detached properties. During the site visit, it was noted that several neighbouring semi-detached properties have already undergone similar alterations. As such, the proposed development is considered to be well-suited to the area's architectural context and is unlikely to harm the character of the area.
- The introduction of rear dormer serves the purpose of facilitating the establishment of additional first-floor accommodation. This addition is deemed acceptable due to its rear position, ensuring that it has minimal impact on the overall street scene.

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.
- By maintaining the existing roof line, the proposal will not cause overshadowing. In addition, the proposed rear dormer will not extend beyond reasonable dimensions and will be proportionate to the roof structure, thereby preventing the blockage of sunlight into neighbouring properties.
- While a new first-floor window is proposed for the side elevation, this window is intended to serve the bathroom, and is therefore expected to be obscured glazing. A condition will be imposed to preserve neighbouring privacy.
- The proposal includes roof lights to the front elevation of the property. Given their upward orientation and their location on the property's front roof slope, these roof lights are unlikely to have any adverse impacts on neighbouring properties.

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.
- There are records of bats very near this property and the proposal involves extensive works to the roof. Therefore, the Council's Ecologist has been consulted as part of this planning application. After reviewing the site photos, it was confirmed that no obvious potential bat roost features in the building so a survey will not be required.
- Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.

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, which includes the addition of an extra bedroom to the loft area, will result in the transformation of the application property into a 3-bedroom dwelling. Despite this change, the parking provision for the application property will remain consistent. The Residential Parking Standards SPD mandate a requirement for only 2 off-highway parking spaces for properties with either 2 or 3 bedrooms.
- It is noteworthy that the existing driveway has the capacity to accommodate up to 3 cars. As such, the proposal and its associated bedroom addition will have no detrimental impact on the existing parking provision.

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
- The proposal is considered to be in keeping with the surroundings and will not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments