

DELEGATED OFFICER REPORT

Application Ref: H/23/95381

Site Address: 4 PATRICIA DRIVE, HEDGE END, SOUTHAMPTON, SO30 0GE

Case Officer: Claire Campbell-Best

Description: Alterations to roof to include hip to gable enlargement to front, addition of 1no. side facing dormer window to western elevation, single storey side and front extension following demolition of existing garage and store

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/20/87296	Alterations to roof in include hip to gable enlargement to front, addition of 1no. side facing dormer window to western elevation, single storey side and front extension following demolition of existing garage and store	Permit – 23/03/2020 (Not implemented)
F/14/74802	Alterations to roof to include hip to gable enlargement to front and addition of 1no. side facing dormer window to western elevation, following removal of existing roof lights. Formation of new roof to existing front bay windows and repositioning of front entrance door	Permit – 14/08/2014 (Not implemented)
F/13/71930	Rear extension and roof alterations (including 5no. side roof lights and 1no. front roof light) to convert loft to living accommodation, and single storey side extension with garage following demolition of existing conservatory and garage	Permit – 19/02/2013

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		
Ecology:	There are records of bats, stag beetles and hedgehogs near this site. I have reviewed the site visit 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 bat brick and a swift brick may be appropriate for this building.
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/07/2023		

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 contains a detached 1950s bungalow with habitable space within the roof space and attached garage and store to the eastern elevation. The dwelling is located towards the end of a cul-de-sac and private road. The site has an open frontage which includes a gravel driveway and a large garden to the rear. The surrounding area is residential in nature and features bungalows with front and side dormers to the west and two storey dwellings to the east. <u>Proposal</u> This application seeks permission to make alterations to the roof; this would include a hip to gable enlargement at the front of the dwelling and a dormer window to the west elevation. The roof alterations would enlarge the current first floor office and would be brought forward using the space above the existing bay windows with glazing into the apex of the roof. It is also proposed to remove the existing flat roof garage and storey to the east of the property and replace this with a wraparound extension to the front and side of the property which would provide a garage, ensuite bathroom, laundry and boot room. The new garage would project forward of the property and bay windows would be encompassed within the front roof extension The proposal would result in the introduction of new materials to the property; there would be white render to the front and rear elevations, the hip to gable alterations and western dormer window would be clad in grey horizontal timber. <u>Principle</u>
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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 Hedge End where the principle of development is acceptable.

The site also has relevant planning history; two previously permitted planning applications H/20/87296 and F/14/74802 approved works of a similar nature to the property which is a material consideration upon the assessment of this application.

Design and Layout

- The design of the hip to gable roof alteration, dormer window and single storey front and extension is suited to the host dwelling in terms of its form, scale and appearance.
- The alterations are small scale and mostly within the existing footprint of the host dwelling. Additionally, due to the property's location towards the end of Patricia Drive, it would not be overly visible within the public realm.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space
- The design and layout respects the character and appearance of the locality. The bungalows within Patricia Drive have been altered at roof level to include side and front dormers. Therefore, the proposal would be in-keeping with the street scene.
- The introduction of new materials is not considered to detract from the character of the property; white render is already an established material seen within the locality. The grey timber cladding would be seen on the front gable and western dormer and as such is not considered to be an overly dominant feature on the property.

Residential

- The proposed western dormer would face the eastern dormer to no. 3 Patricia Drive. However, the western dormer would serve a bathroom and would naturally be obscured glazed to protect the privacy to both adjoining neighbours. To ensure privacy is retained, a condition will be applied to ensure the dormer window is obscured glazed with a top-hung opening only.
- The hip to gable enlargement apex glazing would face the rear garden of no. 80 Lower Northam Road, however it is considered there is a suitable separation distance (22m approx.) between the glazing and the end of the neighbouring rear garden. There is also vegetation and trees along the rear boundary to no. 80 which provides further adequate screening from the glazing.
- The single storey side element would not project any closer to the eastern boundary. A large proportion the extension would be sited close to residential garages and would have high level windows. As such, the side extension is not considered to detrimentally impact upon the neighbours to east.
- As noted, the proposed garage would project forward of property and would be in line with the front elevation of the neighbour to the north east, no. 4 Poplar Way. There would be a 2.3m separation distance between the properties and the closest window to the proposed garage at 4 Poplar Way serves a W.C, which is considered a non-habitable room. Given these factors, it is considered the development would not detrimentally harm the amenities of 4 Poplar Way.
- As such, 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.

Highways Safety and Parking

- The proposal does not result in any additional bedrooms to the property and would remain a 3no. bedroom bungalow, which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the proposed garage and driveway to the front of the property.

Other Matters

- 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 ☐