

DELEGATED OFFICER REPORT

Application Ref: H/23/95824

Site Address: THE COACH HOUSE, SALTERNS LANE, BURSLEDON,
SOUTHAMPTON, SO31 8DH

Case Officer: Alexandra Stone

Description: External alterations comprising of relocating dormers and fenestration alterations

Particular Site Constraints?	Yes ☒	No ☐
- Old Bursledon Conservation Area - Southern Water Sewers – Foul - Rights of Way 25m Buffer - Article 4 – Restricting the use of land by Hovercraft - Article 4 - To remove permitted development rights within the curtilage of the dwelling house for any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house such as, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E.		

Planning History?	Yes ☒	No ☐
Z/27795/000/00 – Permit – 28/09/1984 Alterations and two storey and single storey extensions C/27795/003/00 – Permit – 14/08/2000 Construction of rear conservatory C/27795/005/00 – Permit – 06/09/2002 Addition of conservatory C/08/63296 – Permit – 05/12/2008 Two storey rear extension with balcony, single storey side extensions, new entrance canopy, raising of roof, addition of cedar shingle and construction of detached double garage with store, following demolition of existing conservatory C/09/66362 – Permit – 19/03/2010 Construction of detached double garage with store N/10/66643 – Raise No Objection – 13/04/2010 Notification of intent to fell 2no. Leylandii Fir trees and 1no. Portuguese Laurel C/11/68853 – Permit – 31/05/2011 Two storey rear extension with balcony, single storey side extension, new entrance canopy, raising of roof, front dormer and addition of cedar shingle, following demolition of existing conservatories (amended scheme to include new front dormer and veranda in lieu of previously approved glazed conservatory) H/20/88188 – Refuse Planning Permission – 16/09/2020 Two and single storey rear extension, addition of a rear dormer and 2no. rooflights to front roof slope N/23/95789 – Raise No Objection – 27/09/2023 1 no. Sallow – Repollard to previous points.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
South Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site		
Conservation Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 25/09/2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development will be assessed against policies DM1, DM11, DM12 and BU7 from the 2016-2036 local plan:

Principle

The application includes alterations to the roof by raising the Southern projecting element by approximately 0.7m, to match the existing ridge with addition of cedar shingles at first floor level to match existing, removal of porch and relocation of dormer window to the East elevation with addition of 4no. roof lights, relocation of the dormer windows to the Western elevation.

- The development is within the Old Bursledon Conservation Area.

Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:

c. do not create a dwelling disproportionately larger than the one that is being extended or replaced

d. are subservient to and in proportion to the existing building in form, scale and design.

The application falls within Policy BU7 of the local plan, this specifically relates to extensions and alterations to dwellings within the Old Bursledon Special Policy Area. Part of this Policy requires a 25% volume calculation.

As per the original dwelling house (Planning approval Z/27795 -1984), the calculation is 415 cubic metres.

In accordance with planning approval C/11/68853 in which has partially commenced, the volume calculation is 1035 cubic metres.

The proposed dwelling has a calculation 859 cubic metres, a reduction of 176 cubic metres.

Character and appearance

The dwelling is a detached property located to the end of Salterns Lane and Hungerford. The application site is on a slight slope with large trees on the boundary and benefits from a large garden.

The proposal seeks to raise the ridge height of the Southern projecting elevation, similar to the approval of application C/11/68853. The ridge height would be raised by a modest 0.7m, in keeping with the current design of the dwelling.

The Eastern elevation 4no. rooflights are to be added, flush to the roof line, with relocation of the existing dormer window with the removal of porch.

The existing Western elevation has 2no. dormer windows, the proposed plan shows that the dormer windows will be more central to the dwelling.

The neighbouring property (Brownhill) is a considerable distance from the application site and due to the boundary having large trees bordering the proposals are unlikely to cause overlooking, considering the dormer windows are already in situ.

The proposals would be in keeping with the dwelling as the design is similar to the existing with a slightly raised ridge height to the roof on the Southern elevation, the dormer window are being moved slightly to keep the same appearance. The cedar shingles are to match the existing shingles below the roof line.

- The design of the alterations are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality, the alterations similar to the existing dwelling in way of materials and design, hidden from neighbouring properties due to boundary treatment.

Residential amenity

- 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. The dwelling is a detached dwelling with a substantial sized plot, therefore unlikely to have a negative impact of other dwellings in regard to overlooking.

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 Environment 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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		