

DELEGATED OFFICER REPORT

Application Ref: H/23/95962

Site Address: THE BUNGALOW, KNOWLE HILL, EASTLEIGH, SO50 4LZ

Case Officer: Claire Campbell-Best

Description: Alterations and extension to garage roof to include enlarged east facing dormer to facilitate change of use to annexe (amendment to planning permission H/22/93629) (Part Retrospective)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge SSSI Impact Risk Zones HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93629	Conversion of detached double garage to habitable dwelling in ground floor and in roof space. To replace existing roof into 45 degree gable end roof with flat dormer to front facing east elevation and gable ends facing north and south elevation	Permit – December 2022
F/13/72334 (Hillview)	Alterations to roof and addition of 1no. side dormer to provide rooms in the roof	Permit – June 2013
Z/25536/002/00	Conservatory	Permit – April 1997
Z/25536/001/00	Double garage	Permit – June 1983
Z/25536/000/00	Extension and sub-division of bungalow to form two dwellings	Permit – July 1981

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>2no. objections from no. 19 and 20 Allbrook Knoll (summarised)</u> • Too close to boundary • Loss of light • Loss of outlook • Loss of privacy • Devaluation of property price • Annexe is not built in accordance with the approved plans • Loss of view • Loss of use to private gardens LPA Note: Loss of views and the devaluation of property prices are not planning material considerations. The other points raised will be covered in the assessment below.		
Allbrook Parish Council:	No objection		
Ecology:	In reviewing photos for the previous application H/22/93629 there were no potential bat roost features visible. Please could you add the following informative 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 informed. Additional information is available of 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 Biodiversity enhancements are required. A bat box or a swift nest box may be appropriate for this site. Enlarging this building would allow both a bat and swift nest box to be built into the building, either in the dormer or gable ends. Built in boxes are preferred as they do not need maintenance and cannot fall off.
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Site Visit:	Yes ☒	No ☐
Site visit carried out 11/10/2023		

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 Proposal</u> The application site contains a semi-detached chalet bungalow that once was a detached bungalow but was extended and sub-divided in 1981 to form two dwellings, 'Hillview' closest to Knowle Lane and 'The Bungalow' to the south. Both dwellings have a shared drive accessed from Knowle Hill and with a detached annexe with accommodation in the roof space (and the subject of this application). The property is located just inside the urban edge with designated countryside to the north and east. Directly northwest of the site is a relatively new housing development, to the south and west of the site is a later, more established residential housing. The annexe was recently approved under H/22/93629 so this assessment will focus on the amendments to the approved planning permission. The amendments are retrospective (they have been started but are not yet complete); these amendments include the enlargement of the east facing dormer and the repositioning of 2no. rooflights on the western roof slope. The dormer would be increased in width from approximately 1.8m to 3.7m. The height (1.3m) and depth (1.5m) of the enlarged dormer would be of similar proportions to what was approved under H/22/93629 and the dormer would continue to sit below the main ridge of the annexe. The 2no. rooflights would be slightly re-positioned and would serve a bedroom and a W.C, the rooflight serving the W.C would also be slightly smaller in size than previously approved. <u>Principle</u> 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. The determining issues for this application are whether the amendments to the previously approved development granted under planning permission H/22/93629 are acceptable in terms of design and impact on neighbouring amenity.

Design and Layout

- The design of the enlarged dormer and repositioned rooflights is suited to the annexe in terms of its form, scale and appearance. It is accepted the dormer adds additional bulk to the roof, however it would remain set in from each side of the roof and set down from the ridge and would not be considered overly dominant. As such, the dormer is deemed to be acceptable in terms of design.
- The dormer mainly faces the shared drive on the application site. There would be glimpses of the dormer from the neighbouring properties to the rear, however there are mature trees and hedging along the south and southeastern boundary which provide an element of screening. Additionally, the annexe is set well back from the road, positioned at the end of a drive and would not be overly visible within the public realm and would not be unduly dominant within the street scene.
- The design and layout respects the character and appearance of the locality. The dormer to the annexe is a similar size and design to the front dormer found on the main house 'The Bungalow'. The dormer (when complete) would be tile hung to match The Bungalow.
- The development would not be an overdevelopment of the site and a good-sized garden would remain which would be shared between the main house and the annexe.

Residential Amenity

- The neighbours south of the site have raised concerns that the roof alterations have resulted in loss of outlook and light and the rooflights would impact upon the privacy of no. 20. While this has been noted, the roof alterations affect the annexe, which is further away from the boundary shared with these neighbours. A flat roofed garage/store would remain between the annexe and the neighbours which would form a buffer between the roof alterations which minimises the overall impact.
- The annexe has a separation distance of approximately 5.8m and 8.7m from the rear boundaries to nos. 19 and 20. The distance between the annexe and the first-floor windows to these properties is just over 22m which meets the guidance set out in the 'Quality Places' SPD. The rear elevations to nos. 19 and 20 and their rear gardens are northwest facing and therefore are already limited in the amount of light they receive to the rear of their properties and gardens. The amendments to the roof of the annexe would not result in the overall building being any closer to these neighbouring properties. Whilst the bulk of the roof on the eastern side would increase, due to the orientation in relation to the neighbouring properties, it would not have a significant impact in terms of loss of light to the neighbouring residents. Given the above factors and the acceptable separation distances, it is considered the altered roof would not impact upon the light received to these neighbours to such a degree that warrants refusal of this application.
- It is acknowledged that the amendments to the dormer window would to some extent alter the appearance of the annexe when viewed from neighbouring properties, but given the separation distances and the minor increase in width to the dormer, it is not considered that this would represent an unacceptable impact on the neighbours in terms of loss of outlook.
- The enlarged dormer predominately faces the shared driveway to the application site. There are some views to the southeast but there are no direct views into neighbouring gardens due to the substantial natural boundary screening along the southern boundary to the site. As such, the dormer does not generate any privacy or overlooking concerns.
- The re-positioned rooflights to the western roof slope are in a similar location to what was initially approved and would face the side elevation to the neighbour to the northwest, no. 7 Knowle Hill which is on higher ground. This property has 1no. first floor side window which appears to serve a landing. The rooflights to the annexe would be approximately 1.3m and 1.5m above floor level, as no. 7 is set on higher ground, there could be potential direct views from no. 7 to these roof lights.

Therefore, in order to protect the privacy to the bedroom and the W.C. to the annexe, a condition will be secured to obscure glaze both rooflights.

- The neighbour at no. 20 Allbrook Knoll has raised concerns that the rooflights would face their bathroom window. During the site visit it was noted that the rooflights would be mostly angled away from this neighbour and as noted, the rooflights will be conditioned to be obscured glazed to ensure that this neighbour's privacy is also protected.
- Therefore, and to conclude, 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 amendments to the roof would not increase the number of bedrooms to the annexe or result in any built form extending into the driveway. Therefore the amendments will not result in additional parking required and there is adequate parking on the driveway to accommodate both the main house and the annexe and accords with the Residential Parking Standards SPD.

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.

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 ☐