

# DELEGATED OFFICER REPORT

**Application Ref:** H/23/96289

**Site Address:** 78 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GP

**Case Officer:** Claire Campbell-Best

**Description:** Single storey rear extension and loft extension works, to include 1no. side dormer and the alteration of the roof profile and raising of the ridge height to existing dwelling

| Particular Site Constraints                                                                                                                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Within Urban Edge<br>Within Established Residential Area<br>Tree Preservation Order – 83-H<br>Southern Water Sewers 2m Buffer – Foul Sewer |                                         |                             |

| Planning History                             | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|----------------------------------------------|------------------------------|----------------------------------------|
| The site appears to have no planning history |                              |                                        |

| Publicity:              | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:        | <u>1no. objection from 80 Hobb Lane (summarised):</u> <ul style="list-style-type: none"> <li>• Raised roof will impact on the light received to side of property</li> <li>• Any windows facing no. 80 should be obscured glazed</li> <li>• Large window to the rear will overlook garden</li> <li>• Flat roof to the rear extension has the potential to be used as a balcony.</li> <li>• No permission will be given for scaffolding to be placed on land at no. 80</li> <li>• Building work will be disruptive</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |                                    |
| Hedge End Town Council: | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |                                    |
| Trees:                  | There is a single tree to the front of the property. This tree is relatively small and not in great condition. It should not be a constraint on development. Regardless, the development area is away from this tree and, therefore, we raise no arboricultural objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                    |
| Ecology:                | <u>Comments received on review of site photos received 07/12/23:</u> <p>I have reviewed the site visit photos. The rear garden has habitat for hedgehogs, toads and possibly slow worms, but this habitat would not be removed by the proposal. A precautionary working method to protect hedgehogs, reptiles and amphibians is required and can be conditioned. The precautionary working method should include all building materials to be stored on hard standing or on pallets, any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.</p> <p>There is a velux-type window in the loft on the rear elevation. I don't see any obvious potential bat roost features.</p> <p>Please could you add the following informative to the decision notice:</p> <p>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</p> |                                      |                                    |

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|                 | <p>Conservation Trust website at <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a>.</p> <p>New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting   Institution of Lighting Professionals (<a href="http://www.theilp.org.uk">www.theilp.org.uk</a>)</p> <p><u>Original Comments received 02/11/2023:</u></p> <p>This site is in a green impact risk zone for great crested newts. There are records of common toads and grass snakes in the area. There are records of bats and hedgehogs very close to the property.</p> <p>The proposal involves the roof and rear elevation. To determine whether further survey is required I need to review photos of the entire roof, soffits, fascia, and flashing especially around the chimney, the rear elevation and the garden areas which would be impacted by the extension.</p> <p>Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.</p> |
| Southern Water: | No objection – general guidance provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 05/12/2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> 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.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><u>Site and Surroundings</u></p> <p>The application site contains a detached bungalow with a hipped roof situated on a good-sized linear plot. The bungalow is set back from the road by a relatively deep front garden and driveway which runs down the side of the dwelling leading to a detached garage set back within the plot. The property itself has first floor accommodation which is served by a rooflights to the rear and side roof slopes. The surrounding area is residential in nature and features detached single storey bungalows with a variance of front, side and rear dormer windows all set behind relatively deep gardens.</p> <p><u>Proposal</u></p> <p>This application seeks the approval to the roof of the dwelling to provide additional first floor accommodation; this would involve the raising of the ridge height by 0.3m (approx.) and a rear hip-to-gable roof extension along with a side box dormer on the north eastern elevation which would be finished in dark grey cladding. This would allow space for a</p> |

bedroom, ensuite and dressing room at first floor level and would be served by 2.no rooflights to the south western roof slope and 3no. full length glazed panels which would be inserted into the rear gable.

A single storey rear extension is also proposed, this would have a flat roof and measure approximately 2.9m in depth, 7.4m in width and 3.1m in height. The proposed extension would comprise of an open plan kitchen, dining and family area and would be served by bi-fold doors to the rear elevation. The extension would be finished in materials that would match the host dwelling.

### 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 of Hedge End where the principle of development is acceptable.

### Design and Layout

- The design of the roof alterations, side dormer window and the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- While it is acknowledged the ridge height would be raised, it would be modest and would not result in an overly prominent appearance within the street scene.
- The rear hip-to-gable alteration would add additional bulk to the roof however, this alteration is considered to proportionate to the host dwelling and due to its location, this element of the proposal would be set back from the street scene and is not considered to disrupt the general pattern of development seen within the locality.
- The side dormer would blend in with the variance of dormers within the locality, it would be sited towards the rear of the dwelling and set down from the ridge line and is not considered to be an overly dominant feature. The use of dark grey, horizontal cladding, while a new material to the host dwelling would be to the dormer only and does not detract from the character of the dwelling.
- The single storey rear extension is set in from the side elevations of the host dwelling and is considered to be modest and subservient. It would not be visible within the public realm and the use of matching materials would ensure the extension would be respectful to the host dwelling.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

### Residential Amenity

- The neighbours most impacted as a result of the proposals would be the adjoining neighbours, nos. 76 and 80.
- No. 80 has raised concerns that the roof alterations will impact the light they receive to the windows located on their north western elevation and have requested the proposed rooflights be obscured glazed. This neighbour has also objected to the first floor full length windows within the rear gable as they would impact on their privacy and that these windows could be used as an access point to the roof of the single storey rear extension and this space used as a balcony. The neighbour has also raised concerns regarding potential scaffolding on their land and disruptive building works.
- The submitted plans do not show the windows within the gable would be used as an access point to the roof to the proposed rear extension and this space is not proposed to be used as a balcony or terrace. This has also been confirmed by the agent, nevertheless, a condition will be secured to ensure at no time shall any part of the flat roof be used as a balcony or terrace without the prior written consent of the Local Planning Authority in order to protect the amenities of the neighbouring property.
- The proposed full length windows to the rear gable would mostly have views into the rear garden of the application site. It is acknowledged there would be some

views into the neighbouring gardens, however this level of overlooking is unavoidable in urban areas and the proposed window is not considered to impact upon the neighbouring amenity to an unacceptable degree that the application warrants refusal on these grounds.

- With regards to the roof alterations; the side elevation to no. 80 facing no. 78 is north facing, therefore the windows on this side elevation are already impacted with the amount of light they can receive due to this orientation. Therefore, the alterations to the roof would not have any further significant impact upon the light no. 80 receives to these windows throughout the day.
- The proposed rooflights would face no. 80 however, these rooflights would be titled and above eye-level, as such, there are no overlooking or loss of privacy concerns and it would be unreasonable to obscure these rooflights.
- No. 80 has also raised concerns the building work would be disruptive and scaffolding may need to be erected on their land to commence building works. With regards to the scaffolding on neighbouring land, this is considered a private matter that would need to be settled between landowners. To ensure building works are not overly disruptive, a considerate builders note will be advised to the applicant by way of informative.
- The side facing dormer faces the neighbour to the north, no. 76. This neighbour does not have rooflights to the roof slope facing this dormer and there is carport attached to the south elevation which would screen the ground floor windows from the proposed dormer windows.
- The dormer proposes 2no. windows which would serve an ensuite and dressing room. Amended plans were received to show the ensuite window would be obscured glazed with a top hung opening and the dressing room window would also be marked as obscured glazed and would be side opening to north east, away from the neighbouring garden to no. 76, which would ensure there would be no direct and unacceptable views into the neighbouring garden. A condition will be applied to ensure these windows are installed according to these plans to protect the privacy of the occupants to both nos. 76 and 78.
- Therefore, given the above considerations, 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.

#### Ecology

- Owing to the nature of the works and the site being in close proximity to protected species, Ecology were consulted upon. The Council's Ecologist requested site photos, upon review of these photos, they confirmed a preliminary bat survey was not required. The Ecologist did advise a precautionary working method would be required in order to protect wildlife species, this will be conditioned in a Construction Environment Management Plan (CEMP) and this has been agreed by the agent.

#### Highways Safety and Parking

- The proposal would create an additional bedroom, resulting in a 3no. dwelling that would require 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required parking would be accommodated by the garage and driveway within the site.

#### Other Materials 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.*

*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.

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| Recommendation: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
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