

DELEGATED OFFICER REPORT

Application Ref: X/23/96305

Site Address: 6 TREVOSE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 3EA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Variation of conditions 4 (proposed windows on the proposed side dormer - obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the windows are positioned at least 1.7 metres above the floor of the room) of planning permission H/22/93013 – modification of the opening direction and extent of the side-facing windows

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Special Character Area		

Planning History?	Yes ☒	No ☐
• H/22/93013 - Rear extension and loft conversion with side dormer window - Permit - 07/10/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 objection letter was received to the application, the representee raised the concerns relating to overlooking and loss of privacy.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 16 th November 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 (Chandler's Ford and Hiltingbury Character Areas - Weardale Road and Trevoise Crescent)

Assessment:
The application property is a recently renovated detached bungalow. The front garden area has been transformed into a paved parking space, while the rear of the property comprises an enclosed garden and a detached garage. This part of Trevoise Crescent slopes quite steeply down from West to East, meaning that the application site sits lower than its neighbour at No.4 by approximately 0.75m – 1m and higher than its neighbour at

No.8 by a similar distance. The surrounding area is residential in nature, predominately made up of bungalows of a very similar design to the application property.

Proposal

- This application proposes the variation of condition 4 of planning permission (H/22/93013). The previously approved condition stipulated those windows on the side dormer, servicing a bathroom, should adhere to specific glazing requirements and exclusively allow top-opening unless positioned at a minimum height of 1.7 meters from the room floor. The current application seeks planning approval to change the window opening from top-opening to side-opening, with restrictors in place to limit the opening to a minimal extent. The obscurity level of the glazing is to remain consistent with Pilkingtons level. It was noted from the site visit that the windows on the side dormer have already been constructed. The actual implementation of the proposed alterations corresponds to the application, offering a tangible basis for assessment.

Principle

- The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle. This application seeks to vary the condition of planning permission H/22/93013, thus reinforcing that the general principle of development is considered acceptable. The primary consideration for this application would revolve around determining whether the proposed change in window opening could potentially result in adverse effects on neighbouring properties, specifically in terms of overlooking and potential loss of privacy.

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 previously approved planning application (H/22/93013) had determined that the proposal would not significantly detract from the pleasant character of the Special Character Area. Upon conducting the site visit, it was evident that the resulting dwelling harmoniously integrates into its surroundings. Specifically, the side dormer window does not conspicuously stand out in comparison to neighbouring properties.

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.
- The condition 4 outlined in planning permission H/22/93013 aimed to safeguard the amenity and privacy of 4 Trevoise Crescent, considering the potential direct sightlines from the side windows to their rear garden. This assessment specifically focuses whether the alteration in window opening could lead to overlooking and privacy concerns for this neighbouring property. Upon conducting the site visit, it was noted that the windows as proposed have already been constructed. Both windows on the side dormer feature obscure glazing, preventing clear visibility from the bathroom. As a result, any possibility of direct overlooking toward 4 Trevoise Crescent is deemed impossible. Furthermore, restrictors have been installed on both windows, restricting their opening to a minimal extent. Therefore,

the furthest visible point is limited to part of the side boundary wall of 4 Trevoise Crescent, with no views extending to any part of their rear garden or habitable rooms. In conclusion, the proposed change in window opening is not anticipated to result in any adverse impacts on neighbouring properties in terms of loss of privacy and overlooking.

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.
- This application seeks to alter the opening of the approved side windows, whereby the previously approved parking arrangements would not be affected.

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:

- This application is recommended for permission, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments