

DELEGATED OFFICER REPORT

Application Ref: H/23/96489

Site Address: 13 NORTHDENE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DW

Case Officer: Alexandra Stone

Description: Raising the roof with the addition of 2no. dormer windows to create second floor accommodation with rear extension and alterations to the fenestration

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/03522/001/00 – Permit – 24/07/1981 Loft conversion H/23/95948 – Refuse Planning Permission – 13/10/2023 Raising the roof with the addition of 2no. dormer windows to create second floor accommodation with rear extension and alterations to the fenestration		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> <u>14 Northdene Road:</u> Dormer windows overlook and block the light to the south facing aspect of my house, including my lounge and bedrooms. <u>Officer comments:</u> The dormer windows would sit below the ridge of the roof and would not be higher than the roofline, therefore unlikely to cause overshadowing. The dormer windows have obscured glass and restrictive openings to prevent overlooking.		
Parish Council:	No Comments Received		

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

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>Principle</u>

The application is for a single storey rear extension and raising of roof with the addition of 2no. dormer windows to create first floor accommodation with alterations to the fenestration. The rear extension would measure approximately 2.5m by 9.7m to enlarge the kitchen/ dining area. The dormer windows would provide two substantial bedrooms to the first floor both with dressing rooms/ walk-in wardrobes and the master bedroom has an en-suite bathroom.

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

Policy DM1 requires development to (among other matters);

- a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas...'

Quality Places SPD states;

Although rooflines are not always visible as a whole, they form an important element of the street and can have a considerable harmful effect if not carefully designed and constructed. Where there are level changes in and around site, the way in which roofs are seen can change. The way in which they will be viewed should form part of the design considerations. Roof design and detailing is particularly relevant for prominent buildings, such as corner buildings, listed buildings and structures within a conservation area.

- Rooflines should complement surrounding development.
- If flat roof dormer windows are included in the design, they should complement the building in terms of proportion, size, position and detailing.
- They should be kept well away from the ridge and edges of the roof in order to provide a visual frame.
- A dormer should not dominate the roof, but should complement the existing features of the house in terms of proportion, size, position and detailing.

Design and layout

The amended design of the roof and dormer windows have addressed the issues of the previous application (H/23/95948). The alterations include stepping the roofline away from the rear extension by approx. 2.5m and shortening the width of the dormer windows by approx. 1.1m.

The alterations to the roof and dormer windows have created a much more sympathetic feature and less pronounced within the street scene compared to the previous submission.

The proposals have reduced the bulk of the rear extension by recessing the roof from the single storey rear extension. The dormer windows have been reduced back into the original roofline so would not be dominating within the street scene.

- The design of the single storey rear extension is suited to the host dwelling in terms of its 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.

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.

Commented [PN1]: Describe the key factors that you have assessed to conclude the development does not have an adverse impact on neighbouring amenity such as: space and boundary treatment between neighbouring properties minimising impact from built mass; obscure glazed windows in side dormers minimising overlooking.

- The proposals include obscured glazed windows to the dormers with restrictive openings to help prevent overlooking.
- The dwellings have good separation distances between them, alongside the boundary treatment to minimise the impact of built mass.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
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