

DELEGATED OFFICER REPORT

Application Ref: H/25/100350

Site Address: 11 MONKS BROOK CLOSE, EASTLEIGH, SO50 9NQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raising the roof of the existing bungalow to create first-floor accommodation, including two side dormers and a rear extension (Amended description)

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

Planning History?	Yes ☒	No ☐
• Z/13951/002/00 - Single storey rear extension and erection of garage - Permit - 19/02/1990		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received in response to the consultation. The comment raised was that the neighbour would like written confirmation on headed paper confirming that they would be permitted to maintain their property, including the gutters and roof, even if the property were to be sold to new owners in the future.		
Parish Council:	No comments received.		
Ecologist:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 10 th December 2025		

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 Appraisal for Eastleigh (ELAC 23)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a single-storey two-bedroom detached bungalow. The property is set within a rectangular plot with a front garden and a long driveway running along the side of the dwelling, providing access to a detached garage located within the

rear garden. The rear garden is predominantly laid to lawn. Monks Brook Close is a cul-de-sac characterised predominantly by detached bungalows. However, a number of properties within the street have been extended or altered to provide first-floor accommodation.

Proposal

This application seeks planning permission to raise the roof of the existing bungalow to create first-floor accommodation, including the provision of two side dormers and a rear extension.

The scheme originally proposed a more substantial alteration to the roof form, including a full front and rear facing gables in combination with two large side dormers extending along both roof slopes. It was considered that this arrangement would result in a visually heavy and dominant roof form that would appear disproportionate within the street scene.

Following discussions with the agent, the proposal has been revised. The amended scheme now incorporates a partial hipped roof design with two smaller flat-roof side dormers. These changes have reduced the visual prominence of the roof structure compared with the originally submitted scheme. As the amendments were considered to represent a design improvement and did not materially alter the impact of the development, it was not considered necessary to undertake further consultation.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Eastleigh (ELAC 23) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the view to the thatched cottage at the northern end of the street.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within the street.

Layout, design, and impact upon the character of the area

- 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.
- Monks Brook Close is characterised predominantly by detached bungalows. However, a number of properties within the street have been extended or altered to provide additional accommodation at roof level. As such, the character of the area has evolved over time and now comprises a mixture of original bungalows and properties that have been extended to create first-floor accommodation. Whilst the development would result in a larger dwelling compared with the existing bungalow, the resultant building is considered to sit comfortably within the varied character of the street where similar roof alterations and extensions have taken place.
- The revised proposal now incorporates a partial hipped roof design together with flat-roof side dormers. These features are considered to reflect elements present

within neighbouring properties and therefore would not appear disproportionate within the street scene.

- In addition, the proposed rear extension would be integrated within the overall roof alteration and would appear as a natural continuation of the enlarged dwelling. Given that this element is located to the rear of the property, it would have limited visibility from the public realm. As such, its visual impact on the character and appearance of the street scene is considered to be minimal.

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.
- Due to the increase in roof height and the introduction of dormer windows, there is potential for overlooking towards neighbouring properties. However, the side-facing windows at first-floor level will be conditioned to be obscure glazed and fixed shut below 1.7 metres in height in order to safeguard neighbouring privacy.
- The scale and height of the proposed development are not considered excessive and would not result in a harmful overbearing impact or unacceptable loss of light to neighbouring properties.
- The matter raised by the neighbour relates to a private arrangement between neighbouring landowners and does not constitute a material planning consideration. As such, it cannot be controlled through the planning process.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist was consulted on the application and has reviewed the submitted ecological information. The Ecologist raised no objection to the proposal.
- Subject to the implementation of appropriate mitigation and biodiversity enhancement measures, the proposal is not considered likely to result in adverse impacts on protected species or habitats. The development is therefore considered acceptable in ecological terms.

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.
- The development would increase the size of the dwelling. However, sufficient off-street parking provision would remain available within the site to accommodate the expected parking demand associated with the property. The proposal is therefore considered acceptable in terms of parking provision.

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; (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. 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:

Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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