

DELEGATED OFFICER REPORT

Application Ref: H/26/100863

Site Address: 34 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retrospective application for retention of rear dormer serving first-floor bedroom

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

Planning History?	Yes ☒	No ☐
• F/11/70036 - First floor and two storey rear extension with side dormer windows and roof lights - Refuse Planning Permission For - 20/03/2012 • F/12/70914 - Two storey side and rear extension - Permit - 16/08/2012 • F/12/71554 - Two storey side and rear extension with side facing dormer window (amended design to planning permission F/12/70914) - Permit - 14/12/2012 • F/14/74034 - Addition of side facing dormer - Permit - 07/05/2014 • H/21/91265 - Erection of 2no. front dormer windows in association with enlarged first floor living accommodation - Withdrawn By Applicant - 14/10/2021 • H/21/91770 - Erection of dormer windows on second floor. - Refuse Planning Permission For - 10/12/2021 • H/22/92996 - Side dormer window and internal alterations (AMENDED DESCRIPTION) – Permit – 21/07/2022 • H/24/97806 - Front extension for disabled relative – Permit - 06/09/2024 • H/25/99443 - Addition of rear dormer to the main bathroom - Permit - 17/07/2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received, raising concerns that the dormer as constructed is materially larger and of a different design to that previously approved, appears visually intrusive and out of keeping with the roof, results in a loss of privacy to the neighbouring property, and was not built in accordance with the approved plans. The objector also suggested that a more acceptable solution would be a more conventional dormer design with a single non-opening obscure glazed window and a top-hinged opening section for ventilation.		
Parish Council:	No objection		
Ecologist:	No further ecological survey work is considered necessary.		

Site Visit:	Yes ☒	No ☐
Details: 24 th February 2026.		

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Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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 Hedge End, West End and Botley (HEWEB 28)

Assessment:**Site context and surroundings**

34 Yardley Road is a semi-detached bungalow located within a residential area to the southwest of Hedge End. The property is rendered and has been extended over time, including the addition of two-storey elements and dormers to facilitate first-floor accommodation. A recent site visit confirmed that works associated with the front extension approved under planning permission H/24/97806 have commenced, and the rear dormer approved under H/25/99443 has been constructed. The property now provides five-bedroom accommodation.

The dwelling is set back from the road, with the frontage comprising a mix of gravel and hardstanding used for parking. The surrounding area is predominantly residential in character, with neighbouring properties largely consisting of bungalows, although some two-storey dwellings are also present within the wider locality.

Proposal

The application seeks retrospective planning permission for the retention of a rear dormer as constructed.

Planning permission was previously granted under H/25/99443 for the addition of a rear dormer to serve a first-floor bathroom. That permission was subject to a condition requiring the dormer window to be fitted with obscure glazing, with any opening parts positioned at least 1.7 metres above the internal floor level, in order to protect neighbouring privacy.

Since the grant of that permission, the dormer has been constructed, and the internal layout altered such that the room now functions as a bedroom. While the window has been fitted with obscure glazing, it has been installed as a fully openable window. As such, the development fails to comply with the requirements of the approved condition. The current application seeks retrospective planning permission to regularise the development as constructed.

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 Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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.
- The dormer as constructed is located on the rear roof slope and is not prominently visible from the public realm. Therefore, the development is not considered to result in material harm to the character or appearance of the host dwelling or the wider area.

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 previously approved dormer served a non-habitable bathroom, and a condition was imposed requiring the window to be obscure glazed and restricted in opening to above 1.7 metres above the internal floor level, in order to safeguard neighbouring privacy.
- The dormer has now been constructed and serves a bedroom. During the site visit, it was observed that, notwithstanding the obscure glazing, the window is fully openable at a lower level, allowing views towards the neighbouring garden when standing in close proximity. Given that the room now serves as a habitable space, this materially increases the potential for both perceived and actual overlooking. As such, the current arrangement is considered to result in an unacceptable degree of overlooking and loss of privacy to the adjoining occupier.
- However, it is considered that this harm can be adequately mitigated through the imposition of a condition requiring the dormer window to be fitted with obscure glazing and to have no opening parts below 1.7 metres above the internal floor level, consistent with the approach taken under the previous permission. Subject to such a condition, the proposal would not result in unacceptable harm to neighbouring amenity.
- It is also noted that the room benefits from an additional rooflight, which provides an adequate source of natural light and outlook. Therefore, the imposition of such a condition would not result in poor living conditions for future occupiers.

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.

- There are records of bats within the vicinity of the site. However, given the retrospective nature of the application and the limited scope of the development, no further ecological survey work is considered necessary.
- It is considered that the provision of a bat box and a swift nest box would be appropriate and proportionate to the scale of development.

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 front garden and driveway are considered capable of accommodating approximately three vehicles. The level of parking provision is therefore considered acceptable.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐