

DELEGATED OFFICER REPORT

Application Ref: H/26/101107

Site Address: 40 SHAFTESBURY AVENUE, CHANDLER'S FORD, EASTLEIGH,
SO53 3BS

Case Officer: Charlie Vallis

Description: Roof alterations with new dormer.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	There are records of bats, nesting swifts and hedgehogs near this site. I have reviewed the photos of the building that are available on Google maps and do not see any obvious potential bat roost features. Please could you add the following informative to the decision notice: <i>In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works.</i> Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 30/04/2026		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Proposal and principle:</u> The proposed development consists of a loft conversion with a front facing flat roof dormer. The development is within the urban edge where the principle of development is acceptable, with any formal approval being based on the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Site and surroundings:

Positioned on the southern side of Shaftesbury Avenue, the application site contains a hipped roof bungalow, set back from the road behind low fencing, with a driveway along its western side.

The application dwelling is sandwiched between two storey dwellings, and the surrounding area consists of residential properties which vary significantly in their form and styling.

Design and layout:

EBLP policy DM1 requires, amongst other matters, new development to avoid an unacceptable impact on the character and appearance of urban areas and to take full and proper account of the context of the site, including the character and appearance of the locality and ensuring its is integrated in terms of its mass, scale, layout, design and siting.

Further guidance in relation to flat roof dormers from the Council's Quality Places SPD (p45-6) outlines that they should complement buildings in terms of their proportion, size, position and detailing, and be kept well away from the ridge and edges of the roof in order to provide a visual frame.

The proposed dormer would be set well back from the eaves of the main roof, and whilst it would protrude marginally above the existing ridge line, the existing hipped roof of the bungalow is such that a sense of a legible frame would be retained. The overlap over the side elements of the roof and slight protrusion above the ridge line are unlikely to be overly prominent from the street scene.

Whilst no features of this form and positioning were noted in the locality, the context of the property in a distinctly mixed built environment, with two storey dwellings on either side, is such that the proposals would not look out of place in its surroundings nor would they result in an unacceptable impact on the character and appearance of the locality.

The choice of external materials and retention of certain features, such as the chimney, helps to maintain the character of the property. Providing the tiles used to finish the dormer match the roof in its colour, the proposal is considered suited to the host dwelling in its appearance.

The proposal would not be an overdevelopment of the site, maintaining sufficient amenity space and continuing to meet parking standards.

Residential amenity:

Given the nature of the proposal and its public facing orientation, 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.

Other matters:

The proposal would not result in an unacceptable impact on protected or priority species', and the applicant will be encouraged to put in place on-site biodiversity enhancements through an advisory note.

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.

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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Comments ...
