

DELEGATED OFFICER REPORT

Application Ref: H/26/101264

Site Address: 26 WELLSTEAD WAY, HEDGE END, SOUTHAMPTON, SO30 2LE

Case Officer: Gina Aftanas

Description: Loft conversion to include new rear dormer and velux windows to front and rear.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Blanket Tree Preservation Order Great Crested Newts IRZ – Red Zone		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
T/23/95480	1 no. Birch (T1)- Crown reduction by 1-2 metres	Refuse – 07/08/2023
T/26/96790	1no. Birch (T1)- Crown reduction by 1-2 metres. To reduce the crown for the health and appearance of the tree. The intention is to maintain the shape, strength/integrity and even the canopy. There is a concern about the damage that could happen to properties	Refuse - 07/03/2024
LDC/26/100895	Lawful Development Certificate for Proposed Loft Conversion to Include New Rear Dormer and Velux Windows to Front and Rear	Certificate not issued – 01/04/2026

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Tree Officer:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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:

Proposal:

This application seeks approval for a dormer to the rear and 2no. velux windows; 1no. window to the front slope, and 1no. window to the rear to create habitable living area within the roof space. The rear dormer measures approximately 1.9m in width, 3.3m at its longest point in depth and 2.2m to the ridge in height utilising hanging tiles with roof tiles to match the host dwelling. The rear velux window measures approximately 0.8m in width and 0.7m in height and the front velux window measures approximately 0.8m in width and 1.8m in height.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a three-storey terraced property located toward the western end of Wellstead Way. The property is set back from the road by way of a block paved driveway, with the rear fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring similar style house-types with differing frontages.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The design of the rear dormer is suited to the host dwelling in terms of its form and scale by use of modest, subservient design. Roof dormers are a common feature within Wellstead Way and the surrounding area, although usually to the front of the property with a rendered finish. The differences of the proposal being to the rear and of hanging tile material is not considered harmful due to the size and positioning of the proposed dormer being below the roofline and set in toward the centre of the property. Therefore, the rear dormer, as well as the rear roof light, will not be seen from the public realm.

The front slope roof light is the only element that may be seen from the street scene; however, due to its small scale and absence of protrusion from the existing roof line, it is not expected to have a negative impact.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The neighbouring property to the rear, number 27 Pomeroy Crescent, is likely to be the most affected by this proposal, as the rear dormer is facing this property. The proposed development is located approximately 25m from number 27 Pomeroy Crescent, where some degree of overlooking is already possible from the existing second-floor window. Given the modest scale of the proposed dormer and its high positioning on the roof, the additional degree of harm is not expected to be considerable enough to be an unacceptable increase in overlooking or loss of privacy. The planting already in situ within the rear garden includes tall trees which create an obstructed view to some properties to the rear, this natural barrier is expected to continue maturing and further reinforce that screening.

The other surrounding properties to the rear are also not expected to receive a high degree of additional harm in terms of overlooking than what already occurs from the second-floor window.

The roof light to the front of the property is not likely to cause any harm to the amenity of neighbouring properties to the front. This is due to the angle of the window and separation distance of over 23m to the nearest property at number 19 Wellstead Way.

Overall, 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.

Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring adequate parking. The Council's Adopted Parking Standards require 2 car parking spaces to be provided for 3 bedroomed properties. The application site is a 3 bedroomed property, currently with 3 available car parking spaces, 2 on the driveway and 1 within the garage. The parking arrangements are therefore considered acceptable and in line with the residential parking standards.

Ecology

Due to records of bats nearby, the Council's Ecologist was consulted as part of the application process. After reviewing the site, the officer found no objection to the proposal, subject to the following informatives being included within the decision notice.

- 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>.
- Biodiversity enhancements will be required in accordance 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.
The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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; (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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐