

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/101463

**Site Address:** 76 LOWER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4FT

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Loft conversion including hip-to-gable roof alterations, side flat-roof dormer, rooflights, and formation of a vehicular access and driveway/parking area from Lower Northam Road

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the Urban Edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                        | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• F/15/76969 - Construction of detached double garage with adjoining carport and solar panels to south elevation, following demolition of existing garage - Permit - 23/09/2015</li></ul> |                                                |                                    |

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|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                          | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | No comments were received.                                                                                                                                  |                                             |                                           |
| Parish Council:   | No objection.                                                                                                                                               |                                             |                                           |
| Ecologist:        | The Council's Ecologist reviewed the submitted Bat Survey and noted that the dwelling has been assessed as having negligible suitability for roosting bats. |                                             |                                           |
| HCC Highways:     | No objection to the proposals from a highway perspective, subject to conditions being applied.                                                              |                                             |                                           |

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|--------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 18 <sup>th</sup> June 2026. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                     |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                     |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisal for Hedge End, West End and Botley (HEWEB 33)                 |

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| <b>Assessment:</b> |
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### **Site context and surroundings**

The application site comprises a detached single-storey bungalow set back from Lower Northam Road behind a relatively generous front garden, which is predominantly laid to lawn with areas of gravel. To the rear is an enclosed garden comprising areas of decking and artificial lawn. A detached garage is positioned towards the rear of the site and benefits from separate vehicular access from Patricia Drive.

The surrounding area is predominantly residential in character and comprises a mixture of detached bungalows and two-storey dwellings of varying designs, scales, and external finishes.

### **Proposal**

The application seeks planning permission for a loft conversion involving hip-to-gable roof alterations, the construction of a flat-roof dormer to the side roof slope, and the installation of rooflights. The existing ridge height would remain unchanged.

The loft conversion would provide two bedrooms, a bathroom, play area, and associated storage within the roof space. At ground-floor level, one of the existing bedrooms would be converted to a study, resulting in the dwelling providing four bedrooms in total.

The proposal also includes the formation of a new vehicular access from Lower Northam Road and the creation of three off-street parking spaces together with a separate turning head.

The proposed external materials comprise new cladding to the first-floor gables and dormer, matte white sand/cement render to the ground floor, anthracite grey uPVC windows, and anthracite grey uPVC fascias and soffits. The existing front door would be retained.

### **Policy and Principle**

- The application site lies within an urban edge 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 33) which provides the following guidance on developments and that they should ensure that:
  - i) Retain the wide grass verges/island and associated semi-mature broadleaved tree planting.
  - ii) Mitigate the effects of the heavy vehicular traffic on Lower Northam 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 proposed loft conversion would result in a noticeable alteration to the existing roof form through the replacement of the existing hipped roof ends with gables and

the introduction of a flat-roof dormer to the side roof slope. However, the existing ridge and eaves heights would remain unchanged, and the proposal would not enlarge the footprint of the dwelling. Whilst the alterations would increase the amount of built form at roof level, their overall scale is considered proportionate to the host dwelling.

- It is acknowledged that the application property forms part of a small group of bungalows which predominantly retain hipped roof forms, and the proposed gable alterations would therefore be noticeable within this immediate context. However, the bungalows within the group are not entirely consistent in their design and detailing, while the wider street scene contains a considerable degree of variation, including both bungalows and larger two-storey dwellings with differing roof forms, scales and external finishes.
- Given the dwelling's set-back from Lower Northam Road, together with the retention of the existing ridge and eaves heights, it is considered that the altered roof form would not appear unduly prominent or dominant within the wider street scene. On balance, although the development would result in a noticeable change to the appearance of the bungalow, it is not considered to cause material harm to the character and appearance of the host dwelling or surrounding area to an extent that would warrant refusal.
- The proposed flat-roof dormer is relatively substantial in scale. However, it would be confined to one side roof slope, remain below the principal ridge and would not project above the established roof height. Given its position and the set-back of the dwelling from Lower Northam Road, it would not appear unduly dominant or visually intrusive.
- The proposed materials would introduce a more contemporary appearance, comprising horizontal cladding to the new gables and dormer, matte white render at ground-floor level, anthracite grey windows and fascias/soffits, together with the reuse of the existing roof tiles. The surrounding residential area displays variation in architectural detailing and external finishes, including rendered dwellings. Therefore, the proposed material palette is considered coherent and would not appear unduly incongruous within the wider street scene.

#### **Impact on residential amenity**

- NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.
- The proposal would not increase the footprint of the dwelling or introduce any additional rearward projection, and the principal ridge height would remain unchanged. Although the hip-to-gable alterations and side dormer would increase the amount of built form at roof level, the development would remain contained above the existing dwelling. Having regard to its scale, position, and relationship with the neighbouring properties, the proposal would not result in an unacceptable sense of enclosure, loss of outlook, or material loss of light to adjoining occupiers.
- New windows would be introduced within the front and rear gable elevations. The rear-facing windows would principally overlook the application site's own rear garden, which provides a degree of separation from properties beyond. One of these windows would serve a bathroom, whilst the other would serve bedroom accommodation. Given the established residential relationship between surrounding properties, the resulting level of overlooking is not considered to result in an unacceptable loss of privacy to neighbouring 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.
- The proposed works involve substantial alterations to the existing roof. Following initial review of site photographs, the Council's Ecologist requested a bat survey to establish the potential for protected species to be affected.
- A bat survey undertaken by Crossman Ecology in July 2026 included internal and external inspection of the dwelling. No bats or evidence of bats were identified, and the building was assessed as having negligible suitability for roosting bats. On this basis, no further bat survey work is considered necessary.
- The bat survey recommends that roof tiles and associated building elements are removed using a precautionary approach. The Bat Survey also recommends the provision of at least one swift nest box as a biodiversity enhancement.

## **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 proposal includes the formation of a new vehicular access from Lower Northam Road together with off-street parking within the front garden.
- Following an initial consultation response, the proposed site plan was amended to provide three dedicated parking spaces together with a separate turning head. This accords with the parking requirement applicable to the resulting four-bedroom dwelling and enables vehicles to enter and leave the site in a forward gear.
- HCC Highways has reviewed the revised arrangement and raises no objection, subject to conditions requiring the approved parking provision to be provided in a non-migratory material and retained thereafter, and requiring the vehicular access and associated footway/verge crossing to be appropriately constructed prior to use.
- The applicant will separately require the necessary consent from the HCC Highways for implementation of the dropped kerb/vehicle crossover.
- Subject to the recommended conditions, the proposal would provide adequate off-street parking and would not result in an unacceptable impact upon highway safety.

## **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 2030; (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:**

Permit subject to conditions.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐