

DELEGATED OFFICER REPORT

Application Ref: H/26/101354

Site Address: 1 SYCAMORE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 5RJ

Case Officer: Alexandra Stone

Description: Loft conversion with front and rear facing dormers with side extension and alterations to the fenestration to include front gable.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
F/12/70398 – Permit – 05/04/2012 Addition of 3no. side dormers to provide additional first floor living accommodation H/25/99734 – Refuse Planning Permission – 21/10/2025 Single storey ground floor side extension. Loft conversion with front and rear facing dormers. H/26/100834 – Refuse Planning Permission – 25/03/2026 Loft conversion with front and rear facing dormers with side extension and alterations to the fenestration to include front gable		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	There has been one comment received made by neighbouring property below, all matters are assessed within the report; - Concerns of rear dormers potentially overlooking their property - Not in keeping - Overbearing renovation		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Tree Officer:	No Objection – Subject to condition		

Site Visit:	Yes ☒	No ☐
Details: For previous application		

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: Quality Places; Residential Parking Standards; Character Area Appraisals.

Proposal:

The application is for a loft conversion including raising the roof by 1.68m, with front and rear facing dormers. Also proposed is a side extension measuring approximately 6m in depth by 7m in width (replacing the existing conservatory which measures 3.3m in depth by 6m in width). Other additions include alterations to the fenestration to include a front gable 2 storey extension and a front porch measuring 3.1m in width by 1m in depth.

Assessment:**Principle**

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

Character and Appearance

Policy DM1 of the local plan 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 detached dwelling is situated on a corner plot within Sycamore Avenue and Heathfield Road. The properties within Sycamore Avenue generally have dormer windows in their front roof slopes. Generally the dormer windows are predominantly situated within the middle of the roof, shallow and modest in size. However there is a property adjacent to the application site which exhibits a front gable, also on a corner plot, demonstrating a variety of design in the street scene.

The existing property also has dormer windows in the front roof slope, which consist of three small dormer windows, to the front. Most of the properties along the street have front gardens that are vegetated through planting and boundary hedgerows with driveways to the front.

The application seeks to raise the roof height to provide habitable accommodation using front and rear dormer windows with a front gable, a side extension (replacing a conservatory) to create further ground and first floor accommodation.

Whilst large the proposed dormer windows would sit low within the roof. There are two front dormer windows, either side of the front gable. The front gable would mirror the adjacent dwelling with a modestly raised roof ridge. The front dormers are situated low within the roof and either side of the proposed front gable. They would look similar in appearance to neighbouring properties.

Although the dormer window to the rear proposed is long, this is unlikely to be seen as it sits low in the roof and in a location that is not particularly visible from the public street scene.

Overall the proposals are considered in keeping with the general appearance of the adjacent properties and would not lead to an adverse impact on the character of the area. The development accords with policy DM1 of the Local Plan and the Quality Places SPD.

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 proposals include a long rear dormer window. Although the dormer faces the neighbouring properties garden, the windows would serve bathroom and landing accommodation and are to be fitted with obscured glazing which can be conditioned as such to prevent undue overlooking. The proposed side extension would sit towards the road of Heathfield Road but stepped back from the neighbouring property to the east. The properties have good spacing, with the neighbouring property having a similar extension, it unlikely to cause overshadowing or overlooking.

- 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.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

The property is currently a 3no. property. The proposals show that the number of rooms are not being changed and so requires 3no. parking spaces. The internal proposals include a games room, study, office and storage however, the property benefits from a very large front drive with more than enough parking for 3no. or more spaces, therefore complies with policy DM14.

Other material conditions

- 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 ☐

Comments ...