

DELEGATED OFFICER REPORT

Application Ref: H/23/95566

Site Address: 14 BEVERLEY GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8FD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Carport with doors. Extension of the main roof to the side with an additional front dormer window. Replacement of the existing front dormer window. Addition of a rear dormer window. Inclusion of two rooflights (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 comment was received regarding the construction hours.		
Parish Council:	No objection.		
Tree Consultant:	No arboricultural objection to this proposal.		
Ecologist:	<u>1st Consultation response (30/10/2023)</u> A precautionary working method is required to prevent sediment and pollutants from entering this stream. This can be included in a CEMP. Since the hanging tiles on the dormer will be impacted by the proposal a preliminary bat roost appraisal (PRA) and a precautionary working method for hedgehogs and stag beetles is required. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. The PRA report should also recommend the biodiversity enhancements most suitable for this property. <u>2nd Consultation response (11/01/2024)</u> Precautionary working methods are required to prevent pollution of the stream to the northwest of the site and to protect foraging and commuting bats, hedgehogs, stag beetles and breeding birds during construction. These are detailed in sections 5.21 through 5.26 of the report. The Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting has been updated and the most recent version is now Guidance note GN08/23 rather than the 2018 guidance. <u>3rd Consultation response (18/01/2024)</u> The Precautionary Method of Working Statement is fine.		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during		

	construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
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Site Visit:	Yes ☒	No ☐
Details: 3 rd August 2023		

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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 30)

Assessment:
The application property is a 2-bedroom, detached bungalow situated on the north western edge of Bursledon. The bungalow is set back from the road, featuring a paved driveway and front garden. There is also a detached garage at the side of the property, which has undergone conversion into a workshop/garden store. The rear of the property abuts an open field, and all properties along Beverley Gardens consist of detached bungalows. The current application requests planning approval for a carport installation on the property's side, along with the addition of one front dormer and one rear dormer window to expand the first-floor accommodations. Additionally, the proposal includes the replacement of the existing front dormer window. The overall principle and design are considered acceptable. However, in order to enhance alignment with the surrounding street scene and retain the character of the existing bungalow, it was advised to incorporate a front door into the proposed carport and slightly reduce the scale of the rear dormer window. Amended plans were received on 08/11/2023. Given that these amendments are considered positive measures addressing aesthetic concerns without impacting neighbouring amenities, no further consultation with adjacent neighbours was deemed necessary. <u>Principle</u> 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 Bursledon, Hamble-le-Rice and Hound (BHH 30) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths and continuity in building line.
 - ii) Maintain a uniformity in building heights within the street.

Character and Design

- 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.
- It was observed during the site visit that there are no instances of carports along the street. Therefore, the introduction of a front door to the proposed carport serves to make it appear more like a garage, effectively mitigating any potential impact on the street scene.
- While the proposed carport will close the space between the application property and the adjacent neighbour (12 Beverley Gardens), it is not considered to disrupt the general rhythm or spacing of Beverley Gardens. This is due to most of the bungalows along this road feature a side addition, which typically extend close to the shared boundary with the neighbour. As such, the resultant dwelling would not appear cramped, aligning with the prevailing spatial arrangement along Beverley Gardens.
- The proposal involves expanding the dwelling to the south by extending the main hipped roof while maintaining the existing ridge height. Despite the widened width of the property, the resulting dwelling is deemed commensurate with the proportions and scale of other bungalows in Beverley Gardens, ensuring a harmonious integration. The incorporation of a front pitch roof dormer will also contribute to visual balance within the bungalow. Furthermore, the replacement of the existing flat roof dormer with a pitched roof, matching the new front dormer, is considered a positive visual enhancement.
- Regarding the rear dormer, while it is relatively large, it will have limited visibility from public vantage points. The amended design also makes this dormer more subservient and visually appealing when observed from the side, thereby addressing concerns related to its visual impact.

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 proximity of the proposed carport to the adjacent neighbour (12 Beverley Gardens) raises considerations for residential amenities. However, it is noteworthy that No.12 lacks any side windows at the elevation facing the application property. As such, the proposed carport is not anticipated to cause harmful impacts such as loss of light and overshadowing to this neighbour.
- Given that neighbouring properties lack side windows at the first-floor level, the expanded roof form is expected to have minimal impacts. Furthermore, the proposed developments feature only two high-level first-floor side-facing windows, mitigating concerns of overlooking and loss of privacy.

- With no rear neighbours, the proposed rear dormer window will only allow for views toward the open field. There are no anticipated issues related to overlooking in this context.
- The concerns raised by the neighbour regarding potential parking obstructions during the consultation period have been duly noted. Specifically, a request has been made to impose a condition restricting working hours, excluding weekends, and commencing no earlier than 8am. However, upon thorough evaluation, it has been determined that there are no substantiated material planning reasons for imposing such stringent operational hour restrictions. The existing model planning condition, which permits operation from 0800 to 1800 on Mondays to Fridays and 0900 to 1300 on Saturdays, is deemed sufficient to safeguard the amenity of the neighbouring residents. This balanced approach ensures that construction activities are conducted within reasonable time frames. Therefore, it is recommended to maintain the current model planning condition without additional restrictions on working hours.

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 application site falls within a green impact risk zone for great crested newts, and there are records of bats, hedgehogs, nesting swifts and stag beetles near this property. As such, the council's Ecologist has been consulted as part of this planning application. Following a thorough review of the proposal, it was recommended to submit a preliminary bat roost appraisal and a precautionary working method. Both required information has been provided and subsequently assessed by the Ecologist. While the dwelling is considered to have negligible suitability for roosting bats, one lifted hanging tile on the dormer window was identified. Therefore, the applicant is requested to adhere to the precautionary working method and implement biodiversity enhancements to prevent pollution of the stream to the northwest of the site as well as protect foraging and commuting bats, hedgehogs, stag beetles and breeding birds during the construction phase.

Trees and landscaping

- The application site contains TPOs Trees at the bottom of the rear garden. However, the council's Tree Consultant has raised no arboricultural objection, indicating the proposal's compatibility with tree preservation measures and ensuring no harm to the TPOs trees.

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 involves adding a first-floor bedroom, resulting in the application property becoming a 3-bedroom bungalow. However, both 2-bedroom and 3-bedroom dwellings are subject to the same parking provision requirements. Therefore, the introduction of an extra bedroom does not trigger the need for additional parking spaces. Furthermore, even though the carport occupies a section of the existing driveway, its primary function is for parking, while also

providing a covered space. As a result, the existing parking provisions are deemed sufficient to accommodate the proposed changes, and no further parking spaces are required.

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 Environment 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 ☐

Comments