

DELEGATED OFFICER REPORT

Application Ref: H/24/96787

Site Address: 1 SMITH GROVE, HEDGE END, SOUTHAMPTON, SO30 0JH

Case Officer: Claire Campbell-Best

Description: Extensions and alterations to roof to include increased ridge height and 1no. rear dormer to create second floor accommodation

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Flood Zones 2 and 3 Environment Agency Surface Water Flooding – 30, 100 and 1000 year extent EBC Owned Land Southern Water Sewers (To the rear of the property)		

Planning History	Yes ☒	No ☐
Application No.	Description	Decision
Z/35596/000/00	Two storey side extension	Permit – 22/10/1998

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		
Ecology:	<u>Comments on Site Visit Photos received 14/03/2024:</u> I have reviewed the site photos and do not see any potential bat roost features. Please could you add the following informative to 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 <u>Original Comments received 26/02/2024:</u> There are records of bats near this site. Photos of this house available on Google maps show an area of wooden cladding on the front gable end and two Velux windows on the visible side of the roof. To determine whether a survey is required I need to review close-up photos of the entire roof, both gable ends, fascia, soffits, flashings and areas around the Velux windows. Biodiversity enhancements are required. A bat box/brick and a swift nest box/brick 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)
Asset Management:	No objection

Site Visit:	Yes ☒	No ☐
Details: 11/03/2024		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:

Site and Surroundings

The application site is a two storey detached dwelling with an integrated garage located on the southeastern side of Smith Grove, close to the road's entrance. The property itself is set back from the road by a hardstanding driveway with side access to a fully enclosed rear garden and benefits from a previously permitted two storey side extension. The surrounding area is residential in nature and features detached two storey dwellings on the southeastern side and one storey detached bungalows adjacent to the site. There is also a steady incline in ground levels from the application site to the southwest. The two storey dwellings on the southwestern side have a variance of roof forms and heights resulting in no set uniformity or regular pattern of development within the locality.

Proposal

This application seeks approval for alterations to the roof, which includes; the raising of the ridge height by approx. 1m, a hip-to-gable extension to the southwestern elevation, a rear box dormer window and 2no. rooflights to the northeastern elevation. The alterations would allow for habitable accommodation comprising of a bedroom and ensuite. As a result of the raised ridge height, the eaves to the existing two storey extension would be raised and the current first floor front and rear windows to this approved extension would be replaced with a windows of a similar appearance to the host dwelling.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Design and Layout

- The design of the roof alterations (including raised ridge and eaves height, hip-to-gable extension and rear dormer window) is suited to the host dwelling in terms of its form, scale and appearance.
- It is acknowledged the proposal would result in additional bulk and massing at roof level, however it was noted at the time of the site visit, the properties along the southwestern side of Smith Grove have differing roof forms and levels, there is no

general pattern of development in this regard. Therefore, it is considered the roof alterations would not be overly dominant within the street scene and the development is not expected to cause detrimental harm to the character area.

- The application form states the proposal will be finished in materials that would match the host dwelling. The use of matching brickwork and roof tiles would be acceptable and respectful to the host dwelling. The proposed cladding would match the brown cladding seen on an existing single storey rear extension and is not considered an appropriate colour due to the proposed dormer being more visible than the current extension. Therefore, a condition will be applied to ensure the proposed cladding is a suitable colour that respects both the host dwelling and wider surroundings.
- The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place.

Residential Amenity

- The neighbours most impact as a result of the proposed development would be the neighbour southwest of the site, no. 2 Smith Grove and the neighbours to the rear of the site, 45 Richlands Close and Cherry Tree 6A Pardoe Close.
- The roof alterations would result in the majority of the bulk and massing to the southwestern side of the host dwelling and therefore closer to no. 2. At the time of the site visit, it was noted there are no side facing windows to no. 2 that face the application site. Additionally, due to the orientation of no. 2, the proposed development is not expected to impact the light received to the rear facing windows.
- The proposed rear dormer would have 2no. windows that mostly face the rear garden to the application site and there would be a separation distance of 21m between the dormer and the rear boundary of the site. The rear boundary itself is adequately screened by trees and vegetation preventing any unacceptable overlooking into the garden of Cherry Tree.
- With regards to the neighbours (particularly 45 Richlands Close) to the northeast, there would be a minimum separation distance of 23m between the proposed dormer window and the first floor rear elevation windows. While this falls below the recommended distance of 27m, the windows to the dormer are angled away from the rear elevations to these neighbours. Furthermore, the closest window would serve the ensuite and a condition will be applied to ensure this window is obscured glazed with a top hung opening only to protect the privacy of the occupants and the nearby neighbours.
- Additionally, it was noted on the site visit the gardens within Smith Grove, Richlands Close and Pardoe Close are tightly arranged and it is accepted there is an unavoidable overlooking element between rear elevations and gardens. The windows to the proposed dormer are not expected to generate any unacceptable overlooking or loss of privacy compared to what is already experienced.
- Therefore, given the abovementioned factors, the proposed 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 site falls within Flood Zones 2 and 3. While the proposed works are at roof level, the agent has completed a flood risk form stating floor levels would not be any lower than existing ground levels.
- The site has a public sewer sited behind the property, due to the nature of the proposed works, Southern Water were not consulted upon. However, a note to applicant will be applied advising the applicant to contact Southern Water should a sewer be found during construction works.
- 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 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 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐