

DELEGATED OFFICER REPORT

Application Ref: H/24/96731

Site Address: YEW TREE COTTAGE, THE GROVE, BURSLEDON, SOUTHAMPTON,
SO31 8BH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of dormer window in side roof slope. Proposed dormer to replace 4.no existing velux roof windows. Alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Adjacent to Old Bursledon Conservation Area • Within Established Residential Area • Article 4 Direction Area		

Planning History?	Yes ☒	No ☐
• Z/27145/000/00 - Extension to lounge, bedroom and replacement garage - Permit - 04/11/1983 • Z/27145/001/00 - Two storey extension to form lounge/utility room/W.C./store bedroom and bathroom - Permit - 13/06/1984 • Z/27145/002/00 - Single storey extension and garage - Permit - 22/04/1988 • Z/27145/003/00 - Single storey side and rear extensions - Permit - 20/12/1999		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	Councillors had no objection to this planning application but asked that the footpath beside the property was not obstructed while the work was carried out.		
Ecologist:	The building has been assessed as having negligible bat roost potential. No further surveys are required.		
Countryside Service Planning Team:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd February 2024		

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:

Assessment:

Yew Tree Cottage is a detached 4-bedroom dwelling situated to the south of Lowford Centre, in close proximity to the Old Bursledon Conservation Area. The immediate surroundings consist of Victorian to 1970s cottages. The current application seeks planning approval for the installation of dormer windows on the side roof slope, replacing the existing roof windows. This alteration is intended to enhance the headroom of the first-floor accommodation.

Principle

- 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 24) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope on School Road.
 - ii) Maintain the predominant shallow building setbacks at the lower end of School Road.
 - iii) Maintain the predominant hedge/tree plot boundaries.

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 southeast side roof of the application property is prominently visible when approaching along The Grove from the East, making the proposed dormer windows on this side of the roof highly conspicuous from the street scene. However, given that the proposed dormer windows will not dominate the entirety of the roof, it is considered to complement the existing architectural features of the house, maintaining a subservient appearance relative to the host dwelling.
- Taking into account the presence of dormers on neighbouring properties along this street, it is not considered that the proposed development will be seen as an incongruous or intrusive addition that will be out of keeping the character of the area.
- While the application property is currently rendered, it is proposed that the walls and sides of the dormer be tiled with concrete tiles instead of white render. This proposed material is considered more suitable as it allows for better integration with the existing roof, thereby minimising its prominence within the street scene.

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 view from the proposed dormer windows will overlook the front garden of Grove Cottage and The Grove, both areas already accessible to the public. As such, it is considered that the proposal will not pose any significant issues regarding harmful overlooking or loss of privacy to neighbouring properties. Additionally, it's noted that the closest windows to Grove Cottage will serve the shower room and bathroom, and therefore will be obscure glazed. This measure further diminishes any potential concerns regarding loss of privacy, maintaining a respectful distance from adjacent properties.

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.
- Given the proximity of recorded bat habitats to the application site, the Council's Ecologist was consulted as part of this planning application. Following a review of the submitted Phase 1 Bat survey report conducted by Dr. Jonty Denton in March 2024, it has been determined that the building exhibits negligible potential for bat roosting. Therefore, further surveys are not required. Only informatives are recommended to be included on the decision notice.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

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.
- As the proposed dormer windows aim solely to enhance the headroom of the existing first-floor rooms, no additional rooms will be added, thereby obviating the need for extra parking spaces.
- The Grove is a narrow, sloping road that becomes busy during school drop-off and pick-up times, as many children and parents use this route to reach School Road and Portsmouth Road. To mitigate potential congestion and ensure the safety of road users, a condition will be imposed to prevent obstruction during the construction phase.

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.

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 ☐