

DELEGATED OFFICER REPORT

Application Ref: H/24/96996

Site Address: FOX FIELDS, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AD

Case Officer: Claire Campbell-Best

Description: Two storey side extension to include side dormer window, alterations to existing northwestern dormer window, single storey rear extension and elevational alterations (Revised scheme to H/23/96605)

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Within the Settlement Gap Adjacent to a Grade II Listed Building (Dodwell Cottage) SGN Gas Pipeline Medium Pressure – Close to the front of the site		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/96605	Two storey side and first floor side extensions to include front dormer windows, single storey rear extension and elevational alterations	Refuse – 16/02/24
Z/33396/000	Construction of two storey side extension and single storey front extension	Permit – 31/08/1994

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>One letter of support received from Ridgemount:</u> We are the neighbouring property. This section of Dodwell Lane is semi-rural with a number of large, well-spaced houses as well as fields and trees, and is close to the M27 motorway. The external design, layout and appearance of the proposal will not be visually intrusive. It is our opinion that this proposal is in keeping with the existing dwelling and the area, there will be little change to the elevation facing along the lane. There will be no impact on our residential amenity. We cannot imagine that the proposal would bring excessive noise, dust or smells. We do not consider this proposal this proposal to be overdevelopment, indeed by enlarging the property it brings it more in-line with the other houses along the line. We support the application.		
Hedge End Town Council:	No objection		
Bursledon Parish Council:	No comments received		
Built Heritage Consultant:	<u>No objection:</u> The less imposing presence of this proposal combined with the 'natural wood cladding' will sit more comfortably in the rural setting, but the cladding needs to be conditioned		

Ecology:	No objection subject to the biodiversity enhancements and lighting recommendations proposed in section 5.6 in the ecological reports prepared by Hampshire Ecological Services.
SGN Medium Pressure Pipeline:	No objection – Informative advised

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out under previous planning application H/23/96605		

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 (Delivering sustainable development), S2 (Approach to new development), S5 (New development in the countryside), S6 (Protection of settlement gaps) and S8 (Historic environment); and Development Management policies DM1 (General criteria for new development), DM2 (Environmentally sustainable development), DM11 (Nature conservation), DM12 (Heritage assets), DM14 (Car parking) and DM26 (Residential extensions and replacement dwellings in the countryside).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound

Assessment:

Site and Surroundings

Fox Fields is a modest two storey detached dwelling featuring dormer windows and sloping roofs to the front and rear elevations and comprises of red brickwork to all elevations. The property is set within a substantial plot which forms part of the countryside and the settlement gap and is positioned on an elevated position overlooking the Windhover Interchange (junction 8) of the M27. The front, rear and side (northwest) elevations can be viewed from Dodwell Lane and surrounding nearby roads. The surrounding area comprises of open fields and sporadically placed dwellings along Dodwell Lane, to the east of the site lies Dodwell Cottage, a Grade II listed building.

Proposal

This application seeks permission to construct a two storey side extension with a side dormer window, alterations to the existing northwestern dormer window, a single storey rear extension and elevational alterations. This application is a revised scheme following refusal of planning permission H/23/96605 which proposed similar works.

The two storey side extension would be located and wrapped around the southeastern elevation of the host dwelling, incorporating a flat roofed side dormer, double garage and front canopy porch. The extension would measure approximately 11.4m (maximum) in width, 8.4m in depth with a maximum height of 6.4m. The extension would result in the creation of two front gables to the principal elevation, mirroring in design with the existing gable with a flat roof linking the three gables together.

The single storey rear extension would be located to the southwest elevation of the host dwelling. This would have a flat roof and measure approximately 11.9m in width, 3.6m in depth with a height up to 3m.

There would also be elevational alterations to the front of the property; the first floor, including the proposed two storey side extension and dormer would be clad in a natural Douglas Fir cladding. The central recessed gable would be finished in matching red brickwork. The extensions at ground floor would also be finished in matching brickwork. The existing gable would have a large glazed window and the existing front door would be replaced with a full-length glazed panel window. All fenestration to the property would be black uPVC framed.

The existing northwestern dormer would be altered so that the roof form would change (from hipped to flat) to match and align with the proposed dormer and would be clad in the same proposed above mentioned cladding.

Principle

The application site lies outside the urban edge and is within designated countryside. Here, the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes, or for residential extensions as supported by Policy DM26. Strategic policy S5 also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation.

The site also lies within a settlement gap between Hedge End and Bursledon. Strategic policy S6 restricts development within settlement gaps unless the development does not undermine the visual separation of settlements and would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.

Policy DM26 of the Eastleigh Borough Local Plan (2016-2036) allows extensions and minor works to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in subdivision of the plot. The policy requires that new extension would not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states: 'On considering whether to grant planning permission for development which affects listed building or its setting, the local...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Background and Comparison to previously Refused Scheme

The site has a recently refused planning application under H/23/96605.

The main concerns to this application were:

- Excessive sized extension in a designated countryside area and settlement gap.
- Lack of information on external materials.
- Scheme could not demonstrate there would not be a detrimental impact on the setting of the nearby Grade II listed building Dodwell Cottage

In response to the above concerns, this planning application has sought to alleviate these. The differences are laid out for clarity:

- Change in design and built form at first floor level resulting in a reduced, less bulky appearance.
- Design to the front elevation mirrors design features currently found on the host property.
- Adequate information on external materials has been provided and demonstrates the proposal would not impact upon Dodwell Cottage and has been approved by the Built Heritage Consultant.

The revised scheme is considered to have addressed the concerns and reasons as set out in the previous planning refusal and will be expanded upon with the relevant sections of this report.

Character and Appearance

This current scheme proposes a revised design that is better suited to the host dwelling in terms of its form, scale and appearance. While the scheme has a similar extensive floor plan, the sloping roof lines and side dormers reduce the bulk and volume at first floor level. The proposed works will result in a larger, unique property, however it would be similar in size with the dwellings found nearby on Dodwell Lane.

The principal elevation of the property would be significantly altered by the introduction of the proposed gables and side dormer to the two storey extension however, this would create a symmetrical appearance which ties in with the existing design features found on the dwelling. Together with the gable glazing and external materials proposed, particularly the natural wood cladding to the dormers and front gables result in a natural, contemporary design which would sit comfortably in the countryside setting.

The single storey rear extension would be visible within the wider surroundings, however this is not considered to be visually dominant due to its single storey nature and matching materials. The proposed flat roof also ensures the asymmetrical roofs to the rear are still the main feature to the property, tying in with the same design to the front, resulting in a more cohesive design to the property.

The proposed side dormer and the alteration to the existing northwestern dormer provides a balanced symmetry to the front and side elevations of the property. They are set down from the main ridge of the house and align with the flat roofs linking the front gables.

In summary, taking into account the revised design, the variety in house sizes and designs in Dodwell Lane, the proposed development is considered acceptable in terms of design and appearance. The proposals would not be harmful to the character of the countryside and the settlement gap.

Impact upon the setting of a listed building

As noted, the Grade II listed building Dodwell Cottage is located to the east of the site. While there is a reasonable separation distance with hedgerows and a large oak tree providing some screening between the dwellings, the proposal has the potential to impact the setting of the listed building.

The plans at submission were reviewed by the Built Heritage Consultant who placed no objection to the proposed works and the intended materials but requested a condition to provide details of external materials in order to ensure they were appropriate. A materials schedule was provided prior to determination, the Consultant reviewed this schedule and was satisfied the proposed materials would not impact upon Dodwell Cottage. The materials schedule will be secured via condition.

Residential Amenity

The development accord 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 due to the site being well distances from the nearby dwellings in Dodwell Lane.

Highways Safety and Parking

The proposed works would result in a four bedroom property which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.

The site's frontage and the proposed integral garage provide sufficient room for the required three off-street parking spaces and for vehicles to turn on site.

Ecology

The application is accompanied by a Preliminary Bat Rost Assessment report which confirms that the existing building has negligible potential to support roosting bats and no further surveys are required. The Council's Ecologist is satisfied with the conclusion and were content with the recommendations and enhancements set out in the report. This includes an integrated bat box/tube, a swift box to be built into/onto the house and this will be secured via condition. Additional enhancements will also be recommended by way of informative.

The Ecologist also requested a surface water drainage plan, but this will be covered and assessed by Building Control Regulations and Legislation.

A precautionary working method to protect small mammals and advice on removing vegetation will be recommended to the applicant by way of informative.

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 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 condition

Recommendation:

PERMIT ☒

REFUSE ☐