

DELEGATED OFFICER REPORT

Application Ref: H/24/96966

Site Address: 3 THE HEATHERS, EASTLEIGH, SO50 5JZ

Case Officer: Claire Campbell-Best

Description: Part retrospective application of loft conversion to include 3no. rooflights and rear dormer window and creation of hardstanding to provide off road parking to front (AMENDED DESCRIPTION)

Particular Site Constraints	Yes ☐	No ☒
Within the Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/37127/003/00	Erection of 6no. three bed houses	Permit 12/10/2004
Z/37127/002/00	Erection of 12no. apartments in 1 two storey block with car parking and vehicular access from Burns Close following demolition of garage courts	Refuse – 30/09/2002 Dismissed at Appeal – 31/10/2003
Z/37127/001/00	Erection of 16no. apartments in two blocks, comprising of one block of twelve and one block of four and associated car parking with access from Burns Close following demolition of one dwelling and two garage courts	Refuse – 25/09/2002
Z/37127/000/00	Outline: Erection of 6no. dwellings with car parking, garages	Withdrawn – 25/08/2000
Z/37126/000/00	Outline: Erection of 6no. dwellings and 2no. maisonettes with car parking and vehicular access from Debry Road, following demolition of 133 Debry Road and existing garages	Withdrawn – 25/08/2000

Approved planning permission Z/37127/003/00 which contains the application site has a condition stating the following:

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, the building must not be extended or altered and there shall be no structures erected within the curtilage without the prior written permission of the Local Planning Authority

Reason: In the interests of residential amenity, and to prevent an unplanned over development of the site

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	<u>Comments on amended description</u> No further comments received <u>Comments on original submission</u> No objection		
Ecology:	There are records of bats and nesting swifts in this area. If there were opportunities for roosting bats or nesting birds in the previous cladding these would no longer be available. Installation of a bat box or a swift		

	box would mitigate for loss of potential roost sites. An additional box would provide biodiversity enhancement as required would provide biodiversity enhancement as required by local and national policy. If neither are possible then the websites given for additional information will provide alternatives.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/04/2024 – photographs on file.		

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; Eastleigh Character Area Appraisals.

Assessment: <u>Site and Surroundings</u> The application site contains a two storey semi-detached dwelling located within a small residential development known as The Heathers with vehicular access from Burns Close. The dwelling was created following planning permission in 2004 to erect 6 x 3-bed houses in semi-detached pairs around a residential parking courtyard. The wider surrounding area is predominately residential in character and features interwar properties in semi-detached pairs and terraced blocks. <u>Proposal</u> This application seeks the partial retention of a loft conversion which would include 3no. front facing rooflights and a flat roofed rear dormer window. This would provide habitable living accommodation on the second floor consisting of 2no. additional bedrooms and a lobby area. The rear dormer window measures approximately 5.05m in width, 4.65m in depth and 2.85m in height. There are 2no. rear facing windows which match the fenestration currently seen on the property. The external materials to the dormer window have not been installed; anthracite grey weatherboard cladding would be the proposed material to all elevations. The application also proposes the creation of hardstanding to the front of the property which would provide off-road parking; there would also be an electric vehicle charging point installed on the front elevation of the property. This would replace the front lawn and the hardstanding would consist of permeable block paving to provide 2no. off-street parking spaces. During the planning process, it was ascertained the site does not have householder permitted development rights. Upon discussions with the applicant, the description was revised to include the loft conversion and amended plans were received to include the creation of a hardstanding parking area and a parking plan was provided. Consultees and neighbours were notified of this. <u>Principle</u> 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 listed in the report below.

The residential development the application site forms part of has a planning condition attached to the approved planning permission under Z/37127/003/00:

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, the building must not be extended or altered and there shall be no structures erected within the curtilage without the prior written permission of the Local Planning Authority

Reason: In the interests of residential amenity, and to prevent an unplanned over development of the site

Therefore, the application site does not have permitted development rights. Any alterations or extensions within the curtilage of the dwellinghouse which could usually be carried out under permitted development requires formal planning permission and would need to be assessed under national and local planning policies.

Design and Appearance

- The design of the loft conversion (rear dormer window and roof lights) is suited to the host dwelling in terms of its form, scale and appearance.
- It is acknowledged the rear dormer window is fairly bulky and is sited over the majority of the rear roof slope. However, this dormer replaces a rear gable projection, so it is noted there was already an element of bulk to the rear. The dormer would be set down slightly from the main ridge of the property and the eaves of the main roof are aligned with the adjoining property, no. 4 The Heathers. The windows within the rear dormer are similar in appearance and positioning with those found on the lower levels of the rear elevation to the property. Additionally, the dormer would not be visible within the street scene of The Heathers; there are glimpsed views of the dormer to the northwest on Debry Road in the wider surrounding area but overall, the site is not considered to be in a prominent location and the rear dormer is not unduly dominant.
- The introduction of anthracite grey weatherboard cladding would be a new material not found on the existing building, The roof tiles to the dwelling and adjoining properties are grey, albeit a slightly lighter tone. Therefore, the proposed cladding would not be harmful when considering the current colour palette in the local vicinity.
- The 3no. roof lights proposed to the front roof slope and considered a modest and low-key addition to the property and is considered acceptable in terms of design.
- The proposed hardstanding to the front of the property would mean the loss of a modest front garden currently laid to lawn. It was noted on the site visit, the development is tucked away and not overly visible within the public realm. Additionally, the development is centred around a hardstanding courtyard for residential parking with limited vegetation/greenery. As such, the proposed hardstanding is considered acceptable in terms of design and appearance.

Residential Amenity

- The neighbours most impacted as a result of the development would be the adjoining neighbours, nos. 2 and 4 The Heathers and the neighbours to the rear of the site nos. 181 and 183 Passfield Avenue.
- The rear dormer window does look into the rear gardens of the adjoining neighbours in The Heathers and to the rear in Passfield Avenue, however this is already the case with the first floor rear windows to the property. The additional second floor windows do not create an unacceptable loss of privacy or overlooking to the adjoining neighbours.

- The properties in Passfield Avenue are more than adequately distanced (39m approx.) from the rear dormer and it is considered there are no adverse impacts in terms of loss of outlook, light or privacy.

Highway Safety and Parking

- As a result of the proposal, the property would increase the number of total bedrooms from 3 to 5. The Residential Parking Standards SPD requires 3 off-street parking spaces for properties with more than 4 bedrooms. The required parking would be accommodated by the creation of the hardstanding to the front of the property and an allocated parking space within the residential courtyard parking area. A condition will be added to the decision notice to ensure the hardstanding is installed prior to the first use of the loft conversion and maintained and kept available for the parking of vehicles.

Drainage

- The introduction of hardstanding to the front of properties can generate drainage concerns. The applicant has confirmed via email the hardstanding will consist of permeable block paving which would allow for surface water to drain through. As such, there are no drainage concerns.

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 conditions

Recommendation:

PERMIT ☒

REFUSE ☐