

DELEGATED OFFICER REPORT

Application Ref: H/24/97119

Site Address: 10 LINDEN GARDENS, HEDGE END, SOUTHAMPTON, SO30 0HY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Roof alterations with front and rear dormers. Single storey front extension. Single storey side and rear extensions following the demolition of the existing garage and side conservatory (AMENDED DESCRIPTION)

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

Planning History?	Yes ☒	No ☐
• Z/26108/000/00 - Porch at rear and garage extension - Permit - 09/06/1982 • Z/26108/001/00 - Erection of car port - 12/06/1985 • Z/26108/003/00 - Addition of conservatory - Permit - 20/04/2000		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Ecologist:	<u>30th April 2024</u> A preliminary bat roost assessment (PRA) is required before determination, as the presence of protected species is a material consideration. <u>9th May 2024</u> I have reviewed the additional close-up video of the gaps which shows that the areas in question would not support roosting bats. Thank you for clarifying this. A PRA is not required.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd April 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:

The application property is a three-bedroom detached bungalow situated on a trapezoid plot. This property features a side and rear conservatory, as well as a detached garage located at the side. Due to the shape of the plot, the primary amenity area is the side garden. The surrounding area is predominantly residential, with immediate neighbouring properties varying in type, style, and size. The current application seeks planning approval for significant alterations, including extending the roof size and length by adding a single storey side extension, a front dormer, and a rear dormer. The exterior material of the roof will be changed from traditional roof tiles to composite slate. Additionally, the proposal includes a single storey rear extension and a front porch. The existing detached garage and the conservatories at the side and rear will also be demolished.

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 Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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 proposal will result in substantial changes to the original building. However, it is considered that all the proposed developments enhance the host dwelling, improving its overall appearance. In particular, the current rear boxy dormer does not effectively relate to the host dwelling and is visually obtrusive and jarring. It dominates the modest roof form of the original house, giving it a top-heavy appearance. Therefore, the proposed roof alterations, including the front dormer and rear dormer, are considered to significantly improve the aesthetic appeal of the dwelling, creating a more attractive side and rear profile.
- By demolishing the existing detached garage and conservatories, which are currently not linked together and appear as separate structures, and replacing them with a single storey L-shaped side and rear extension, the footprint of the host dwelling will become more organised and uniform. This change will eliminate the fragmented appearance of the multiple extensions and create a cohesive and integrated look for the building. Moreover, the proposed front porch will be modest in size and is considered a good enhancement to the house.

- The primary amenity area is the side garden, which the proposed developments will not occupy, ensuring that the application site retains sufficient amenity space and avoids overdevelopment.
- Although the change of exterior material to composite slate for the main roof and the introduction of cladding material to the proposed dormers will make the property look quite different from its current state, the application site is located in a tucked-away location. Consequently, only a few neighbouring properties can view its front elevation, thereby limiting its visual impact on the wider 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 most affected neighbour by the proposal will be 8 Linden Garden, as it is the closest property to the proposed developments. It was noted from the site visit that the existing detached garage is already set along the shared boundary. After demolition, although the single storey side extension will occupy a similar position, it will be set back slightly further from the shared boundary compared to the garage. This increased separation distance will provide an improvement for 8 Linden Garden. Regarding the roof alteration, the additional mass and bulk of the roof are also not considered to affect the neighbour to a harmful degree, as the roof height will remain unchanged.

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.
- Initially, the Council's Ecologist advised that the fascia boards above the windows of the existing rear dormer had large gaps between the boards and the window frame on both sides, indicating the potential need for a preliminary bat roost assessment before determination. However, after clarification from the applicant and the provision of close-up video, it was confirmed that the gaps would not support roosting bats. Therefore, the preliminary bat roost assessment is no longer required.

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.

- The proposed developments are solely for enlarging the existing living area, with no additional bedrooms being added. Therefore, no extra parking provision is required for this proposal.

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 ☐