

DELEGATED OFFICER REPORT

Application Ref: H/24/97117

Site Address: 37 CLANDON DRIVE, EASTLEIGH, SO50 4QQ

Case Officer: Claire Campbell-Best

Description: Construction of dormer window to rear roofslope

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area TPO – 321-E (northeastern corner of the site)		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/24736/001/00	Erection of single storey rear extension	24/11/1980

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One letter of objection from 3 Clandon Drive (summarised): • Overdevelopment • Parking is already an issue and close to the junction of Clandon Drive and Bosville • Addition bedroom means increased parking and will create a hazard/danger to vehicles and pedestrians alike		
Eastleigh Town Council:	No comments received		
Boyatt Wood Parish Council:	No objection		
Ecology:	No objection		
Trees:	No objection		

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 detached one storey bungalow, located on a corner plot on the junction of Clandon Drive and Bosville. The property is set back from the road by a modest garden to the front and side (east) of the dwelling. The front and eastern boundaries are marked with hedging. To the rear there is a garden fully enclosed with a

combination of brick walls and timber fencing. To the northeast corner of the site there is a single detached garage and hardstanding driveway which is accessed from Bosville.

The surrounding area is residential in nature and features one and two storey properties of a similar age and character, some of which feature dormers windows.

Proposal

This application seeks permission for a loft conversion to include a flat roofed box dormer to the rear roof slope and a first floor window inserted into the front gable to the principal elevation. The loft conversion would provide habitable accommodation in the form of a bedroom, TV room, bathroom and office. An existing ground floor side window serving an ensuite to the west elevation would also be infilled as this room would accommodate an internal staircase to the first floor.

Concerns were raised with the agent regarding the additional bulk and massing to the rear roof slope as a result of the dormer window. The agent agreed to amend the size of the dormer so that the resultant volume of the dormer would be 49.90 cubic square metres and comply with Schedule 2. Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. It should be noted the proposed external materials to the dormer does require planning consent as this cladding is not found on the existing building.

The rear dormer window would sit slightly down from the main ridge of the property, measuring approximately 11.45m in width, 2.3m in height and 3.4m in depth and would be finished in grey cladding. The proposed windows to the gable and rear dormer would be matching white uPVC windows.

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.

As noted, a rear dormer window of the same size could be constructed via the permitted development route and without the need for a formal planning application. This is a material consideration upon the assessment of this application.

Character and Appearance

The site as noted is positioned on a corner plot, close to the entrance of both Bosville and Clandon Drive with the front elevation of the dwelling facing Clandon Drive. The rear elevation faces north, and can be viewed from Bosville, a road with two entrances and various multi-headed cul-de-sacs leading off from it. Due to the positioning of the rear elevation, there is a clear view of the rear of the property when heading south from Bosville and the main body of the development. As such, the site forms a prominent position in the wider surroundings, the modest one storey nature of the dwelling ensures the property is not a dominant feature.

It is acknowledged the rear dormer window is substantial in size and adds additional bulk and massing to the rear roof slope. However, when taking into account a dormer of this size could be constructed without planning permission, on balance, the scale and size of the dormer is acceptable. While it would alter the character of the bungalow to the rear and be clearly visible within the street scene, there are predominately two storey dwellings, some of which have smaller dormer windows surrounding the property. As such, the proposal is not considered to be visually intrusive within the street scene.

The dormer window is proposed to be finished in grey cladding, which is not currently seen on the host dwelling or within the locality. It was noted on the site visit the smaller dormers within the surrounding area are tile hung in dark colours. Therefore, a condition

will be applied to ensure the proposed cladding is a suitable colour that respects both the host dwelling and the local area.

Residential Amenity

The neighbours most impacted as a result of the proposed works is the property to the northwest (no. 1 Bosville), and to the west (no. 36 Clandon Drive).

The property at no. 1 Bosville is orientated so that its side (south) elevation faces the rear elevation of the application site. The rear garden to no. 1 runs along the rear boundaries of nos. 36 and 37. There would be a distance of 12.6m between the proposed dormer window to the rear boundary of the site and 17.4m between the two properties. The dormer proposes 3no. windows serving the bathroom, bedroom and TV room; the closest window to no. 1 would be the bathroom window. This window would look directly down into the main garden space of no. 1, however, as this is a bathroom window, this would naturally be obscured glazed. Nonetheless, a condition will be applied to ensure this window is obscure with a top hung opening only to protect the privacy of both the applicant and neighbour.

The proposed bedroom window would have a slightly oblique view into the no.1's garden, additionally it was noted there are other properties within the locality similarly distanced from no. 1 with windows that face this garden. On balance, given the existing situation in the locality and the positioning of the proposed bedroom window, it is considered this window would not cause unacceptable privacy and overlooking concerns to no. 1.

While the works would significantly alter the property at roof level, the proposed dormer is not expected to impact upon no. 36 with regards to loss of light or outlook as it would not project any closer to this neighbour. The proposed bathroom window would also be the closest window to this neighbour's garden but as mentioned, this window would be obscured glazed, alleviating any privacy or overlooking concerns.

The proposed front facing gable window to first floor faces the street where overlooking is expected and tolerated, the properties to the front of the site on Clandon Drive are also sufficiently distanced from the proposed works to ensure no adverse impacts in terms of loss of outlook, light or privacy.

Highways Safety and Parking

The property currently has 3 bedrooms, the proposal would increase this and there would be a total of 4 bedrooms. The Residential Parking Standards require 3 off-street parking spaces for properties with 4 or more bedrooms. The required parking can be accommodated by the hardstanding driveway and garage to the rear of the property.

The concerns raised by the neighbour is noted; in order to ensure highway and parking safety is maintained a condition will be applied to ensure parking remains within the site and the junction of Clandon Drive and Bosville remain clear and visible for vehicle users and pedestrians.

Trees

There is a protected tree northeast of the site, the Tree Officer has reviewed the proposals and did not raise any arboricultural objections, indicating the same would not adversely impact the protected trees.

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: On balance, considering the abovementioned factors, this application is recommended for approval, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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