

DELEGATED OFFICER REPORT

Application Ref: H/24/97171

Site Address: 50 BOWERS DRIVE, BURSLEDON, SOUTHAMPTON, SO31 8LZ

Case Officer: Alexandra Stone

Description: loft conversion with dormer to front and rear of property

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
O/12/71828 – Refuse Outline - Allowed at Appeal – 29/04/2014 Outline: Residential development (up to 150 houses) with access off the Hamble Lane/ Jurd Way roundabout. All matters to be reserved except access.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 09/05/2024		

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: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle</u>
The application is for the addition of dormer 2no. windows to the front of the dwelling and 1no. dormer to the rear of the dwelling, to provide habitable accommodation within the roof space. • The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u>
The dwelling is located to the Western side of Hamble Lane, within Bowers Drive. The property is a detached property and sits on a corner plot. The dormer windows to the front of the dwelling mimic those found on many other properties in close proximity, most notably those to the north of the dwelling.

- The design of the proposed dormers windows is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential amenity

The dwelling is currently a 3no bedroom dwelling. The proposed dormer windows would create a 5no. bedroom property in which would require the provision of 3no. onsite parking spaces. Although the property has 2no. parking spaces already in situ, within Bowers Drive there seems to be unrestricted parking and ample parking bays available within the road.

It is noted that the rear dormer would face the neighbouring property however, there are no windows to the adjacent elevation therefore is unlikely to cause overlooking.

- The development accords 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.
- The design and layout respects the character and appearance of the locality.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
