

DELEGATED OFFICER REPORT

Application Ref: H/24/96777

Site Address: 21 CHARMWEN CRESCENT, WEST END, SOUTHAMPTON, SO30 3AQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension, roof alterations with rear dormer

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

Planning History?	Yes ☒	No ☐
• Z/31667/001/00 - Single storey rear extension for conservatory - Permit - 06/07/2001 • H/23/95774 - New rear extension, with alterations to loft and roof - Withdrawn By Applicant - 26/10/2023 • LDC/23/96436 - Lawful Development Certificate for the proposed side dormer within existing roof. - CLOPUD - Certificate Issued - 10/01/2024		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	<u>16/02/2024</u> I need to review close up photos of any areas of the house which may be affected by this proposal to determine whether a survey will be required. This includes roof tiles, hanging tiles, soffits, fascias and flashings, and also any areas of the house and garden which may be affected by scaffolding. <u>27/02/2024</u> A preliminary bat roost assessment is required. <u>29/05/2024</u> The building has been assessed to have negligible potential for bats, however a precautionary working method including a pre-works inspection survey will be required, as described in the report, due to the presence of potential bat roost features. An integral bat box will be built into the building hidden under the hanging tiles. This is shown in figure 5b on the northern elevation of the building, however the Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west if possible.		

	Potential for nesting birds has also been identified. Any vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. A bird nest box will be mounted in a suitable location directed by the ecological consultant as an additional biodiversity enhancement.
SGN:	On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.
SSEN:	Always remember that: • Electricity can jump gaps. • Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity. If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs. In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.
Hampshire Countryside Service:	General information, no comments specific to application.

Asset Management:	No response is required from Asset Management Consultations for planning application (H/24/96777).
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Site Visit:	Yes ☒	No ☐
Details: 28 th September 2023		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 4)

Assessment:

The application property is a two-bedroom semi-detached dwelling situated to the northwest of West End. The property is characterised by front and rear dormers, along with a rear conservatory. The surrounding area is residential in nature and predominantly comprises bungalows of uniform building height. The terrain gently slopes downward towards the southwest. The current planning application seeks approval for a loft alteration, involving the addition of a rear dormer to complement the existing rear dormer and a newly proposed side dormer. Additionally, the proposal includes the replacement of the existing conservatory with a pitch roof rear extension and the addition of a flat roof rear extension. Whilst a lawful development certificate has been granted for the side dormer, exempting it from the need for planning consent, as it will be connected with the proposed rear dormer and is shown on the submitted plans, it will be considered as part of this application.

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 4) 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.

- Regarding the proposed rear dormer, its integration with the existing rear dormer and the newly proposed side dormer aims to expand the current loft area. Designed with a flat roof and utilising materials matching those of the host dwelling, the rear dormer is anticipated to harmoniously blend with the existing structure. In terms of visual impact, it will be effectively screened by the side dormer, thus minimising its visibility from the front elevation. Although its side elevation may be observable from the bend of Charmwen Crescent, it is considered non-detrimental to the overall street scene.
- As for the rear extensions, they will be divided into two parts: one portion featuring a flat roof designed to enlarge the existing kitchen, and the other occupying a similar footprint to the current conservatory, featuring a pitched roof designated for use as a dining area. Considering the Victorian style of the current conservatory, the replacement with a pitched roof extension is considered to incorporate similar roof form and height elements. This ensures that the replacement maintains the character of the host dwelling and minimises noticeable differences when viewed from the rear elevation. Additionally, the incorporation of a new flat roof extension to fill the void at the rear will contribute to a more uniform rear elevation. Importantly, both extensions will be situated at the rear of the property, they will remain inconspicuous from the street scene, thereby limiting their visual impact on the surrounding area.

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 proposed rear dormer will not feature side windows, mitigating the risk of overlooking issues. Additionally, the window proposed on the side elevation of the side dormer will be obscured glazed and positioned with no opening parts below 1.7m from the floor level. This arrangement is considered sufficient to protect the amenity and privacy of the adjoining neighbours.
- Concerning the proposed rear extensions, while the flat roof extension will be in close proximity to the shared boundary with the semi-detached neighbour, it was observed during the site visit that the neighbour also features a flat roof single-storey rear extension situated nearby. Given this context, it is assessed that the proposed rear extension will only marginally extend beyond their rear wall. Consequently, it is anticipated that there will be no adverse impacts on this neighbour in terms of loss of outlook, loss of light, or overshadowing.

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.
- The site falls within an amber impact risk zone for great crested newts, with nearby records of bats and swifts. Therefore, the council's Ecologist has been consulted as part of the application process. Upon reviewing site photos, it was observed that the existing dormers feature hanging tiles, with several areas on the rear dormer showing slipped tiles, potentially creating gaps suitable for roosting bats. Consequently, a preliminary bat roost assessment was required. The assessment,

submitted and reviewed on 29/05/2024, concluded that the building has negligible potential for bats. Nevertheless, a precautionary working method, including pre-works inspection surveys, will be required due to the presence of potential bat roost features.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal is not considered 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.
- With the addition of an extra bedroom at the first-floor level, the property will become a 3+ bedroom dwelling. However, it is worth noting that both 2-bedroom and 3-bedroom dwellings require the same number of parking spaces. Therefore, no additional parking space is required.

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 ☐