

DELEGATED OFFICER REPORT

Application Ref: H/24/96647

Site Address: 38 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Claire Campbell-Best

Description: Enlarged dormers to both north and south elevations (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Flood Zone 2		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/36824/000/0	Construction of front extension and side dormer to provide additional living accommodation	Permit – 15/05/2000

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Neighbour objection on amended plans from 36 Yardley Road (summarised):</u> - While the reduction in dormers is welcomed, the previous objections are still upheld. <u>Neighbour objection on original plans from 36 Yardley Road (summarised):</u> - Visually intrusive - Loss of privacy - Overdevelopment - Too many windows - Overlooking onto bathroom and kitchen windows - Overlooking private garden space - Not in keeping with the street scene		
Hedge End Town Council:	<u>Comments on amended plans</u> No objection <u>Comments on original plans</u> No objection		
Ecology:	<u>Updated comments on Bat Emergence and Re-Entrys Surveys Report received 18/06/2024:</u> I have reviewed the Bat Emergence and Re-Entry Surveys report by Arbtech (June 2024). Two bat emergence surveys were done (8/5/24 and 29/5/24). Bats were active in the area, but no bats were seen emerging from the building. The recommendations in the report were: The works will follow a precautionary approach. Any potential roost features highlighted in the previous reports will be carefully removed by hand. In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop, and a licensed bat ecologist must be contacted for further advice.		

	And A single bat box is recommended to enhance roosting opportunities at the site for bats. Use of a bat brick integrated into the fabric of the building is favourable (i.e. bat access tiles). A surface mounted external bat box will also provide suitable enhancement. Bat box type will be providing roost provision for crevice dwelling bat species. Bat boxes must be placed at least 4m from ground level, sheltered from strong winds and access to sunlight throughout the day, this is typically south, southeast or southwest. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works There is no time limit given on the report, but if work has not been started within 12 months, an update survey will be required because bats are highly mobile creatures that switch roosts regularly and therefore, the usage of a site by bats can change over a short period of time. <u>Comments on Preliminary Bat Roost Assessment received 09/04/24:</u> I have reviewed the Preliminary Bat Roost Assessment by Chase Ecological Consultancy (March 2024). The building has been assessed to have moderate bat roost potential due to gaps in the cladding and vertical hanging tiles on the north and south facing dormer windows which would offer suitable daytime roosting opportunities for crevice dwelling species of bats. Figures 4 and 5 show examples of the gaps between the timber cladding boards that could be accessed by bats. Figures 6 and 7 show additional gaps within the vertical hanging tiles. As explained in the report, best practice guidelines specify that buildings with moderate bat roost potential require 2 emergence surveys, at least three weeks apart between May and August. The presence of protected species is a material consideration, so the surveys and the Phase II bat survey report must be submitted prior to determination. Recommendations for mitigation, compensation and enhancement can only be provided once these surveys have been done. <u>Original comments received 25/01/24:</u> A preliminary bat assessment is required
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 07/02/2024 – Photographs on file		

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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:

Site and Surroundings

The application site contains a detached bungalow with first floor accommodated located on the southeastern side of Yardley Road. The property has 2no. pitched roof dormers windows to the southern roofslope and 3no. to the northern roofslope. To the front there is a hardstanding driveway and planting along the north and southern front boundaries. There is a fully enclosed garden with an outbuilding to the rear as well as an outbuilding/garage. The surrounding area is residential in nature and features one and two storey dwellings of a similar age and style, many of the properties within Yardley Road has side facing dormer windows.

Proposal

This application seeks approval for the existing dormers to the north and southern roof slopes to be enlarged. This would also include the repositioning of the proposed dormers and a change in roof form (from pitched to flat). This would result in 4no. flat roof box dormers (two on each roof slope). The dormers would be set down from the main ridge of the property and set back from the principal elevation. Each dormer would measure approximately measure 5m in width, 2m in depth and 2m in height and would be finished in horizontal cladding.

Amended plans have been received which have reduced the scale and mass of the enlarged dormers and the removal of a proposed additional dormer to the northern elevation due to concerns the dormers would be overly dominant and excessive in mass and scale.

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,

Design and Layout

The design of the enlarged dormers, following receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance. The dormers are set down from the main ridge and set well back from the principal elevation. The flat roof form also ensures that the enlarged dormers would sit comfortably within the roof slopes without appearing visually dominant in the context of the host dwelling and within the street scene.

The design and layout respects the character and appearance of the locality. Many of the properties within the area have similarly designed side dormers and the proposal is considered to be in keeping within the wider surroundings.

The dormers are proposed to be clad, the accompanying application form and submitted plans do not indicate the material or colour of the cladding. Therefore, to ensure high quality materials are used, a condition will be applied to provide details of these materials to ensure any new development is respectful to the property and the surrounding area.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

The neighbours most impacted by the proposals are the immediate neighbours either side of the site, nos. 36 and 40 Yardley Road.

During the site visit it was noted the current dormer windows are clear glazed and there are views of the side elevations to 36 and 40 Yardley Road from these windows. These windows have been in place for a number of years, and it is accepted there is an element of overlooking between the immediate neighbours.

Impact on no. 40

The proposed dormers on the northern roofslope would face the side elevation of no. 40 of which there are 2no. first floor windows serving a hallway and bedroom. The proposed dormer windows would serve a bedroom, bathroom and en-suite and dressing to the master bedroom. At present, there are 3no. dormer windows facing no. 40, two are bedroom windows and clear glazed and one window is an obscured bathroom window.

The enlarged dormers would result in 4no. windows facing the side elevation of no. 40, the windows serving the dressing room, en-suite and bathroom will be conditioned to be obscured glazed with a top hung opening to protect the privacy of the occupiers to no. 40. The proposed bedroom window would be in a similar location to the current bedroom windows which are clear glazed and would mainly face the hallway to no. 40 window with an oblique view to the bedroom window. Given the current relationship, it is not expected the proposed bedroom window would generate unacceptable loss of privacy or overlooking when compared to the current situation.

Impact on no. 36

The neighbour at no. 36 has raised concerns the proposed dormers windows facing their side elevation and rear garden would result in overlooking and the loss of privacy.

While this is acknowledged, as previously noted there is already an element of overlooking between the existing dormer windows and the kitchen and bathroom windows in the side elevation of no. 36.

The proposed dormers on the southern roofslope would result in 3no. windows facing the side elevations of no. 36. These windows would serve two bedrooms and an en-suite. The en-suite will be conditioned to be obscured glazed with a top hung opening as will the window serving the master bedroom as this room already has an existing window to the rear elevation facing the garden of the application site. This will ensure the privacy of the occupier to no. 36 and prevent any overlooking into their rear garden as the existing dormer windows do not have these views.

The proposed bedroom window is in a similar location to the current bedroom window, which is clear glazed and given the existing relationship, it is not considered the view from this window will be so unacceptable that the application warrants refusal.

To conclude and summarise as it is recognised there is already overlooking with regard to the existing dormer windows, the proposed dormer windows would not create additional unacceptable overlooking or loss of privacy and on balance the development is acceptable.

Ecology

The Council's Ecologist was consulted due to the nature of the works. Initially, the Ecologist requested a preliminary bat assessment as the site is in close proximity to records of bats.

A Preliminary Bat Roost Assessment by Chase Ecological Consultancy (March 2024) was provided. The assessment concluded the property had moderate bat roost potential and two emergence surveys were required. This was requested by the Ecologist.

A Bat Emergence and Re-Entry Survey report by Arbtech (June 2024) was provided and reviewed by the Ecologist. They advised there were satisfied with the protective and mitigation measures set out in the report and this will be secured via condition.

Other Material Considerations

A very small section to the rear of the site falls within Flood Zone 2, the proposed development will be above floor level and not expected to increase flood risks to the site or the surrounding area.

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.

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 ☐