

DELEGATED OFFICER REPORT

Application Ref: H/24/97368

Site Address: 70 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0JA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single Storey 6m rear extension with roof alteration

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

Planning History?	Yes ☒	No ☐
• H/23/96420 - Single storey rear extension. Roof alteration to enlarge first-floor accommodation. - Permit - 11/01/2024 • H/24/97589 - One and a half storey rear extension with roof alterations including additional fenestration and erection of summer house. - Under Consideration		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	There are hanging tiles on the existing dormer, but they appear to be in good condition. The garden is mostly closely mown lawn. The ivy has been removed from the front of the garage, and whilst there is a small gap between the bricks and the fascia board, I don't think this would be affected by work on the proposed extension.		

Site Visit:	Yes ☒	No ☐
Details: 21 st June 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 Appraisal for Hedge End, West End and Botley (HEWEB 30)

Assessment:
The application property is a 4-bedroom detached bungalow with a hipped roof form. It is situated in a residential street and forms part of a group of bungalows of similar age and appearance. The bungalow has a front garden and a side driveway leading to a detached garage and rear garden. The application requests planning approval for a single-storey

6.0m rear extension, roof alterations to expand the first-floor space, and adding solar panels on the south-east elevation.

Background

This proposal is closely aligned with a previously approved application (H/23/96420), with the key difference being the rear roof design, which now features a full gable. This alteration results in a larger first-floor accommodation. A background review indicates that the current scheme mirrors the originally submitted version of H/23/96420, which was deemed unacceptable due to its potential impacts on neighbouring properties and the character of the area. The agent, recognising these concerns, revised the scheme under H/23/96420, leading to the approval of a modified version. Therefore, the current scheme in this application is essentially the previously refused version from application H/23/96420.

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.

Character and Design

- 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.
- While many properties along this section of Freegrounds Road have undergone various alterations and extensions, it is noted that the full-hipped or hipped roof style remains a consistent feature among the bungalows. There are no examples of a gable roof style similar to the one proposed in the current application.
- Additionally, the properties in this part of Freegrounds Road follow a pattern where the property on the left-hand side is set further forward than the property on the right-hand side, resulting in a staggered alignment. By adding a 6.0m rear extension with a first-floor addition through roof alteration, this proposal would disrupt this established pattern, a disruption that was reluctantly approved in the previous application H/23/96420. The current application's proposal for a gable roof would further aggravate its visual impact, making the entire roof appear bulkier and more incongruous with neighbouring properties. Even though the differences from the previously approved scheme might seem slight, they are significant enough to render this proposal unacceptable.
- Although the gable feature would be located at the rear of the property, this does not negate the requirement for a high-quality and sympathetic design that complements the host dwelling. The additional roof bulk resulting from the proposed roof alteration, combined with the gable design, would be conspicuous

above the boundary fence when viewed from neighbouring properties and from Cortina Way. This prominence is considered to disrupt the cohesive style that characterises this part of Freegrounds Road, thereby adversely impacting the character of the neighbourhood.

- NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. In conclusion, the proposed roof alteration with a full gable design fails to respect the original character of the house and adversely impacts the cohesive appearance of the area. As such, the proposal cannot be reasonably supported.

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.
- Both adjacent neighbours at 68 and 72 Freegrounds Road will be directly impacted by the proposal. No. 68 has a closer relationship with the application property, while No. 72, positioned further forward on Freegrounds Road, will have a clearer view of the proposed developments. In the previously approved application, it was assessed that the proposed developments would not result in significant detriment to either neighbour to the extent of warranting refusal. However, that approved design was already considered the threshold of acceptability. In this current application, the additional roof bulk created by the gable feature, while seemingly slight, is considered to make the entire roof structure appear more bulky, visually dominant, and intrusive. It will draw attention and create an oppressive outlook for neighbours, resulting in a significant loss of outlook and an overbearing effect. Moreover, the existing boundary treatment is insufficient to conceal the additional roof bulk, exacerbating the intrusive impact on the neighbouring properties.

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 application site is located within a green impact risk zone for great crested newts, with records of bats, common toads, grass snakes, stag beetles, and hedgehogs in the vicinity. Therefore, the council's ecologist was consulted as part of the application process. After reviewing the site photos, it is assessed that no further ecological survey is required. The proposed development is not expected to have a significant impact on local wildlife or habitats.

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.

- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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:

Reasons of refusal

1. The proposed roof alteration, due to its design, massing, and scale, is considered an incongruous feature at odds with the appearance of the host dwelling and neighbouring properties, thereby detrimental to the character and pattern of development within the locality. The proposal is therefore contrary to Policy DM1 of

the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

2. The proposed roof alteration, due to its design, massing, and scale, is considered an overly dominant and intrusive addition. It would result in an unacceptable overbearing impact on neighbouring properties, causing a loss of outlook. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

Recommendation:

PERMIT ☐

REFUSE ☒