

DELEGATED OFFICER REPORT

Application Ref: H/24/97547

Site Address: 27 MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7BH

Case Officer: Claire Campbell-Best

Description: Alterations to dormer windows to rear of property.

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

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/22/93971	Removal of existing garage and erection of two storey side extension with front and rear dormer windows and single storey rear extension	Permit – June 2018
H/17/80456	Erection of two storey side extension with front and rear dormers and single storey extension	Permit – Sept 2017 (Not Implemented)
F/17/80025	Erection of attached garage and single storey side and rear extension	Permit – April 2017 (Not Implemented)
F/11/69495	Two storey rear extension following removal of existing conservatory to front	Permit - 2011
Z/33510/000	Roof enlargement, front and rear dormer and replacement garage/workshop	Permit – Feb 1995

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Fair Oak Parish Council:	No objection		
Ecology:	<u>No objection</u> I have reviewed the site photos taken yesterday on 15/7/24. The photos show site building work has begun on the two-storey side extension permitted under H/22/93971. Condition 5 on the decision notice for H/22/93971 states: No construction or clearance of materials to the western elevation shall occur on site during the active bat season [between 1st March & 30th September] unless supervised by an appropriately qualified ecologist. Reason: To protect bat species Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works.		

	These photos show that construction is happening now, during active bat season and it is not clear that this is being supervised by an appropriately qualified ecologist. The photos show gaps under the lead flashing below what is now the middle dormer. These gaps appear to have been created when the flashing was lifted to add new roof tiles, however in this condition these gaps could be used by crevice-dwelling bats. There is a small gap where a plastic soffit has come loose from the fascia. I don't think that bats would choose to roost in the middle of the construction process, but the flashing must be left without any gaps and the soffit repositioned when the building work is finished. I don't see any other potential bat roost features on the dormer windows so have no objections to this application. The Note to Applicant from the previous application will apply to this one as well. Please could you provide the specification and location details for the biodiversity enhancements chosen for the previous application and the biodiversity enhancements chosen for this application so that we can ensure that they are compatible. <u>LPA Note</u> The observations made by the Ecologist in relation to the permitted planning application H/22/93971 is an observation. The clearance of materials was carried out before March as confirmed by the applicant. With regard to the request for the specification and location of the biodiversity enhancements, as these are only advisories recommended to the applicant, it is not necessary to request this information.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/07/2024 – 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; Character Area Appraisals (BIFOHH 48).

Assessment:
<u>Site and Proposal</u> The application site contains a two storey detached chalet house set in a medium sized plot. The site has a low fence and vegetation along the frontage with a high hedge alongside no. 29, high panel fencing encloses the rear garden. Planning permission was granted in 2022 for a two storey side extension which is currently under construction. The surrounding area is residential in nature and made up of a mixture of mainly single and two storey detached and semi-detached dwellings of varying ages and styles.

This application seeks permission to alter two of the rear dormer windows. This would involve altering the roof form of the dormers from pitched to flat, merging them together to make one wider dormer. The existing five obscured windows would be replaced with clear glazed windows with an additional clear glazed window (six in total).

There would also be a revised layout to the first floor as a result of the proposed altered dormer and the permitted two storey side extension. The altered dormer would accommodate a hallway area, the existing main bathroom would be relocated to the front of the house and the existing ensuite would be incorporated into the two storey side extension.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellings are considered to be acceptable in principle, however, would be subject to the following considerations listed below.

Design and Layout

- The design of the altered dormer is suited to the host dwelling in terms of its form, scale and appearance. The two existing dormers would be merged together, the space between the dormers would be infilled; the roof form would change from pitched to flat. While it is recognised the resultant dormer would have a larger width when compared to the existing, the reduction in mass to the roof and its setting down from the main ridge of the house reduces its prominence.
- It is also acknowledged the altered dormer would not match in design with the front and remaining rear dormer windows which are smaller in size with pitched roofs. This would result in a slightly discordant rear elevation, however as the altered dormer is to the rear and not visible within the street scene, its impact would be minimal. During the site visit it was noted there is a dormer in the surrounding area which is similar in design to the proposed altered dormer. As such, the proposed development is considered to be in keeping with the surrounding development.
- The additional window will be the same size and style as the existing windows currently found on the dormers and is not expected to create an unacceptable amount of glazing to the rear elevation.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The altered dormer proposes to replace the existing obscured windows with new white uPVC windows as well as the abovementioned additional window, increasing the windows from 5 to 6 and would serve a hallway area.
- The dormer mainly overlooks the rear garden to the site; there are also properties to the rear of the site (3 and 4 Ashlea Close). There is approximately a 23m separation distance between the dormer and the first floor rear windows to these properties, which is above the recommended 22m distance as set out in the 'Quality Places' SPD. As such, the change from obscure to clear glazing and the additional window is not expected to generate any overlooking or loss of privacy concerns.
- Therefore, 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.

Ecology

- The Council's Ecologist was consulted upon due to the proposed works. They advised they did not have any objections to the proposal and recommended advice

on protected species and biodiversity enhancements by way of informative.

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 Environment 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 ☐