

DELEGATED OFFICER REPORT

Application Ref: H/24/97841

Site Address: 29 BELMONT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3EU

Case Officer: Claire Campbell-Best

Description: Creation of first floor accommodation following alterations to the existing roof, including a slight raising of the roof ridge height and a side/rear roof extension. Replacement of the roof to the existing conservatory and reorganisation of the rear fenestration. Ground floor side entrance extension.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Previously sold EBC Land		

Planning History	Yes ☐	No ☒
No previous planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection letter was received from 27 Belmont Road: 1. We object to the height of what appears to be a set of first floor doors to the rear, which will overlook our external garden, which currently has high levels of privacy/minimal overlooking from either neighbours. Are there plans to turn the existing current conservatory roof into a balcony area due to the roof pitch changing? We have no objection to normal size windows. 2. We would like to understand how far the side extension extends which whilst is not in our boundary lines, we do need access to upkeep the side of our property (guttering, window, brick work etc.) so being able to put ladders up safely to undertake this will be required. 3. What measures will be taken during the building works to maintain/protect our property as there is currently minimal space as it is between both properties. 4. What will the finish be on the outside of the current conservatory walls which is now visible from our property?		
Chandlers Ford Parish Council:	No comments were received		
Asset Management:	No objection		
Ecology:	No objection – Informatives advised		

Site Visit:	Yes ☐	No ☐
Details: Site visit carried out 12/08/2024 – 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; Character Area Appraisals (ELAC 26).

Assessment:

Site and Surroundings

The application site contains a detached bungalow located on the eastern side of Belmont Road. The property is set back from the highway by a hardstanding driveway. The dwelling itself has a hipped roof with double gabled front projections, to the rear there is a conservatory. The surrounding area is residential in nature; to the west of Belmont Road there is two storey terraced housing. To the east, where the application site is located, there are a long row of similar hipped roof bungalows. While many have remained unaltered, there are a few examples along the road where ridge heights have raised along with hip-to-gable alterations to the front and rear elevations. Therefore, apart from a few exceptions, there is a general pattern of development where the ridge heights follow the decreasing topography to the north.

Proposal

This application seeks approval for roof alterations to provide first floor accommodation; this includes the raising of the ridge height by 0.7m with front and rear hip-to-gable alterations with windows inserted into the gables, 2no. rooflights to the northern roof slope and 3no. rooflights to the southern roof slope. The proposed and existing gables would be finished in grey anthracite cladding.

The existing conservatory roof would be replaced with a flat parapet roof and fully glazed sliding doors and windows to the rear elevation. The walls to the external walls would also be white rendered to match the host dwelling.

There would also be a single storey side extension located to the northern elevation. This would measure approximately 1.4m in width, 3.5m in depth and 3.2m in height and would be finished in materials that would match the existing dwelling.

The plans also indicate the existing white uPVC windows would be replaced with grey anthracite windows. All the proposed windows would also be grey in colour.

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 listed below.

Design and Layout

- The design of the roof alterations, roof replacement to the existing conservatory and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- While it is noted there would be additional mass at roof level, the majority of the bulk will be to the rear of the property. The hip-to-gable alteration to the front is set back from the principal elevation and would not be overly noticeable within the street scene. To hip-to-gable alteration to the rear would not project further than the original rear-built line which helps to reduce any perceived overbearing.
- The roof alterations would be visible within the street scene. It was noted during the site visit some of the bungalows in Belmont Road have had significant roof alterations and it is acknowledged there is some disruption to the rooflines. The

submitted plans show how the proposed roof alterations would sit within the street scene. The plans demonstrate the general pattern of development and hipped roof line is maintained with the roof alterations in place and is therefore considered acceptable in terms of design.

- The single storey extension is considered a modest and subservient addition to the host dwelling which would be set well back from the principal elevation and not visually prominent within the locality. During the planning process, the height of the extension was amended so that it aligns with the new proposed eaves height reducing its prominence further.
- The replacement roof to the existing conversation, new fenestration and external finishes to match the host dwelling is considered modest and improvement to the rear elevation of the property.
- The proposals would introduce grey anthracite cladding and windows not currently found on the host dwelling. While there does not appear to be examples of grey windows within the locality as the property is not in a conservation area or is a listed building, the fenestration colour is not considered to be detrimentally harmful to the character of the property. Grey anthracite cladding is also not found on the gables to the bungalows within Belmont Road. There are however dark tones found within the locality which is present on the tile hanging to the two storey dwellings adjacent to the site. Additionally, the proposed cladding is not considered to be expansive, therefore it is considered the introduction of this colour cladding would not be detrimentally harmful to the property or the host dwelling.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain with the development in place.

Residential Amenity

- The neighbours most impacted as a result of the development are the immediate adjoining neighbours, no. 27 and 31 Belmont Road.

Impact on 27 Belmont Road

- No. 27 sits on slightly lower ground levels and the proposal has the potential to impact upon the outlook, light and privacy to this neighbour. The roof alterations to no. 29 would not extend beyond the rear built line to no. 27. The roof would also slope away from this neighbour. To the rear of no. 27 is a sunroom and single storey rear extension which appears to serve a bedroom. The bedroom is considered sufficiently distanced from the application site, therefore, the outlook and light to this room would not be adversely impacted upon. The sunroom has a glazed roof which is served by east facing patio doors. It is acknowledged this room would experience some shadowing throughout the day, however there is still expected to be a reasonable amount of light received by the patio doors to mitigate this.
- No. 27 initially raised an objection to the rear first floor gable window as this was a Juliette window. The neighbour stated there was potential for this window to overlook their garden and possibly at a later stage, the flat roof to the rear conservatory could be used as a balcony. The Juliette window was amended to a standard window which mainly faces the rear garden to the site, as such there are no significant privacy or overlooking concerns with regards to this neighbour.
- The single storey side extension would be set in 0.6m from the boundary shared with no. 27. The southern side elevation to no. 27 has 1no. side facing window which serves a bathroom. The extension is in close proximity to this window, however, as a bathroom is considered a non-habitable room so while the outlook and light to this room will be impacted upon, it would be hard to justify refusal of the application on this basis. It is noted a full-length glazed panel will be inserted to the north elevation of the side extension which would appear to directly face the bathroom window. The plans indicate this window would be obscured glazed and this will be secured via condition in order to protect the privacy of the occupants and the neighbour.

- No. 27 has also raised concern about accessing their southern elevation to carry out maintenance when needed. The agent has confirmed there would be enough space for this neighbour to carry out maintenance when required.
- The neighbour has also raised concerns with regards to building works and the protection of their property during construction works. In response to this, a considerate builder's note will be added to the decision notice, advising the applicant of best building practice.
- The replacement roof to the rear conservatory and external alterations are not expected to impact no. 27 and does not disrupt the current relationship.

Impact on 31 Belmont Road:

- 31 Belmont Road is on higher ground levels than the application site with a separation distance of 2m between the buildings. No. 31 has been significantly altered to the rear right up to the roofline. As the roof alterations to the application site would not extend further than the rear built line to no. 31 and also slope away from this neighbour, the proposed roof alterations are not expected to be overbearing with regard to this neighbour.
- There are 3no. side facing windows to the northern elevation, two of these windows appears to serve a kitchen/dining room and the third a utility room. The window to the dining area is north facing and directly faces the flank elevation to the application site where is accepted the light and outlook to this window is already limited. However, the kitchen window is located further along this north elevation and faces the existing conservatory to the site, here there is a 2.5m separation distance between the buildings and a better outlook due to the single storey nature of the conservatory. It is therefore considered this window is the primary window to this room and the window to the dining room secondary. The roof alterations are not expected to impact upon the light and outlook received to kitchen window due to its location and orientation. Therefore, overall, the kitchen and dining room will still continue to receive a reasonable amount of outlook and light with the development in place.
- The single storey extension is sited away from this neighbour and therefore there would be no impact to this neighbour. Likewise, the alterations to the conservatory and replacement roof does not disrupt the current relationship; the high-level windows along the southern side elevation would remain unaltered and as such, there are no privacy or overlooking concerns.
- No. 31 does have 5no. rooflights to the northern roof slope which are above head height and angled away from no. 29. The application site proposes 3no. roof lights to the southern roof slope. These rooflights are also above head height and angled away from no. 31. As such, the proposed roof lights do not generate any privacy or overlooking concerns.
- Overall and to conclude, 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.

Highways Safety and Parking

- The proposal would result in a three bedroom property with an office which has the potential to be used as a bedroom. Therefore, there would be a requirement for three off-street parking spaces as set out in the Residential Parking Standards. The site plan has been updated to show the required parking can be accommodated by the driveway to the front of the site. As such, there are no highway safety concerns.

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 ☐