

DELEGATED OFFICER REPORT

Application Ref: H/24/97888

Site Address: SWINLEY, PYLANDS LANE, BURSLEDON, SOUTHAMPTON, SO31 1BH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raising of roof to create additional first floor accommodation, side infill extension, complete refurbishment of dwelling, alterations to all fenestrations.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Adjacent to Designated Countryside		

Planning History?	Yes ☒	No ☐
• F/08/63591 - Side conservatory – Permit – 07/10/2008 • Z/14229/001/00 - Erection of a double garage - Permit - 11/08/1977		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two letters of support were received in response to the application. The neighbours expressed the view that the proposed developments will improve the appearance of the dwelling, bringing it in line with the aesthetic of other neighbouring properties.		
Parish Council:	No objection.		
Ecologist:	Numerous potential bat roost features (PRFs) were identified in the hanging tiles, roof tiles, window flashing and in the brickwork. There was a gap under a ridge tile visible from inside the loft and two clusters of mostly recent bat droppings at the gable end, so the house (B1) is a confirmed bat roost. It will require three bat activity surveys to inform a European Protected Species (EPS) license. The surveys must be done at least three weeks apart during the active bat season (May-August) in the same season as the license application. The license can only be applied for after planning permission has been granted. Mitigation, compensation and enhancements for bats will be determined after completion of the bat activity surveys and included in the bat survey report.		

Site Visit:	Yes ☒	No ☐
Details: 1 st August 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 Appraisals.

Assessment:**Site context and surroundings**

The application property is a two-bedroom, two-storey, pitched-roof detached dwelling, positioned slightly higher than Pylands Lane. The dwelling features a front dormer and a side conservatory. The surrounding area is predominantly residential, consisting mainly of detached dwellings of varying scale and design, set within spacious plots. There are no front neighbours, as the property faces a field.

Proposal

The application seeks planning permission to raise part of the existing roof and introduce gable elements to the front and rear to enlarge the first-floor accommodation. The proposal also includes a side infill extension to create additional ground-floor living space. Additionally, the proposed alterations to the fenestrations involve the replacement and enlargement of several windows on all elevations.

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.

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.
- The application site is located in a relatively tucked-away position, with no immediate front-facing neighbours. The front boundary of the property is lined with mature hedges, which further help reduce the visibility of the dwelling from the public realm. As such, any alterations or additions to the property will have minimal impact on the overall street scene. The secluded nature of the site ensures that the proposed developments will remain largely obscured from public view, maintaining the current visual rhythm of the street.
- During the site visit, it was noted that many neighbouring properties have undergone various changes and extensions over the years. These alterations have led to a lack of uniformity in the architectural styles and character within the area. As a result, the surrounding properties are characterised by a variety of rooflines and design features. Given this context, while the proposed development will make the application property appear distinct from its original form, it will not detract from the character of the area.
- The design of the proposal is considered to respect the scale and massing of the existing dwelling, even with the additional first-floor accommodation and roof alterations. The proposed developments are modest in nature and will not increase the footprint significantly, ensuring that the property remains in proportion with the surrounding context.

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 alterations to the fenestrations will not result in any direct overlooking of neighbouring properties. The new windows are positioned at a sufficient distance and angle to prevent direct views into adjacent dwellings or gardens, maintaining the privacy of both the application site and neighbouring occupants.
- The proposed changes are not expected to have a detrimental impact on the outlook from neighbouring properties, as the resultant dwelling will maintain appropriate distances from the shared boundary. This ensures that the proposed developments will not appear overbearing or intrusive when viewed from neighbouring dwellings.
- Due to the modest increase in height and the positioning of the development, the proposal is not expected to result in any significant overshadowing of adjacent properties. The orientation of the site and the spacing between neighbouring dwellings further ensure that natural light levels will be maintained.

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.
- A Preliminary Ecological Appraisal (PEA) was conducted by Arbtech in July 2024, and the findings have been reviewed. The site was recently cleared to bare ground, with remnants of ornamental planting. Historical satellite imagery indicates that prior to clearance, the site contained a lawn, ornamental planting, approximately four trees, and a gravel driveway. These features were lost before the ecological survey was conducted.
- The house itself is a confirmed bat roost, as numerous potential bat roost features (PRFs) were identified, including in the hanging tiles, roof tiles, window flashing, and brickwork. Inside the loft, a gap under a ridge tile was observed, alongside two clusters of mostly recent bat droppings at the gable end. This confirms the presence of bats, and as a result, three bat activity surveys are required to inform a European Protected Species (EPS) license. These surveys must be conducted at least three weeks apart, during the active bat season (May to August), and within the same season as the license application. The EPS license application can only be submitted after planning permission is granted. Mitigation, compensation, and enhancement measures for bats will be determined following the completion of the bat activity surveys and will be included in the final bat survey report.
- The site is also of moderate value for nesting, foraging, and breeding birds, as well as moderate value for hedgehogs, while the value for reptiles is considered low. The mitigation measures outlined in the PEA, such as precautionary working methods for birds, reptiles, and hedgehogs, are considered appropriate. These measures can be secured through a Biodiversity Enhancement and Management

Plan (BEMP). Additionally, the enhancement of the garden through the inclusion of flowering plants and other species that benefit wildlife is recommended, with suitable suggestions already provided in the previous ecology response.

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.
- Following the proposed developments, the application property will become a five-bedroom dwelling, which requires the provision of three parking spaces. The existing driveway on the property is considered sufficiently large to accommodate more than three cars, and therefore there are no concerns regarding parking provision for the enlarged dwelling.

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 ☐