

DELEGATED OFFICER REPORT

Application Ref: H/24/98254

Site Address: THE MOUNT, WILLOW GROVE, FAIR OAK, EASTLEIGH, SO50 7BJ

Case Officer: Claire Campbell-Best

Description: Two storey rear extension with dormers and roof lights, single storey front extension including porch and external cladding (Resubmission of H/24/97790) (Amended Plans).

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

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/24/97790	Two storey rear extension with dormers and roof lights, and a two storey front extension including porch and external cladding. Garage conversion and extension for annexe	Refuse – 12/09/2024
Z/30837/000/00	Firs floor rear extension including dormer windows	Permit – 22/03/1989

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	The application has had two rounds of consultations. Four letters of objection have been received raising the following concerns (summarised): • Loss of privacy to rear gardens; • Loss of light to surrounding properties and gardens; • Design is out of character with the surrounding properties; • Overdevelopment. The application also received two letters of support for the application stating the following (summarised): • The Mount is in need of modernisation; • The proposed works will improve the appearance of the property and enhance Willow Grove.		
Fair Oak Parish Council:	<u>Amended Plans Comments:</u> No comments were received <u>Comments on Initial Plans:</u> No objection		
Ecology:	No objection – subject to condition		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out under previous application (H/24/977090)		

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 (BIFOHH 49).

Assessment:

Site and Surroundings

The application site comprises a detached chalet bungalow with front and side facing dormer windows, located on the eastern side of Willow Grove. The property is set well back from the highway, with a driveway and front garden, and is positioned centrally within its plot. The site slopes away from the highway with the dwelling sited on slightly elevated ground levels. The surrounding properties within the cul-de-sac are traditional in character, featuring a mix of one and two storey detached properties. The application site contributes to the traditional character of the locality.

Proposal

This application seeks permission for a two storey rear extension with two additional side facing dormers either side and a single storey front extension. The existing dormer on the southern elevation will also be elongated to facilitate internal reconfiguration of the first floor living accommodation. The proposal includes external alterations to the elevations, with the dormers and gable end of the two storey extension to be clad in anthracite grey.

Principle

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

Background and Comparison to Previously Refused Application

A previous planning application (H/24/97790) was refused in September 2024. This application sought permission for a two-storey front and rear extension as well as an extension to the existing garage, converting it into an annexe.

The application was refused for the following reasons:

1. **Prominent Design and Scale**
The two-storey front and rear extensions, by virtue of their prominent design, excessive bulk, and scale, would have resulted in an unattractive and incongruous feature, out of character with both the appearance of Willow Grove and the original bungalow. This was contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) and the National Planning Policy Framework (2023).
2. **Overdevelopment of the Site**
The proposed annexe, due to its size, design characteristics, and level of facilities, constituted an overdevelopment of the site, conflicting with Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) and the Annexes for Dependent Relatives Supplementary Planning Guidance SPD (2005).
3. **Potential Impact on Protected Species**
In the absence of a Preliminary Bat Roost Assessment, it was not possible to confirm that the development would avoid an adverse impact on protected species. This rendered the proposal contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016–2036) and the Wildlife and Countryside Act 1981 (as amended).

In response to these reasons for refusal, the current planning application has been revised to address the identified concerns. The amendments include:

- The two storey front extension has been amended to a single storey extension.
- The two storey rear extension has been reduced in depth.
- The northern dormer windows have been designed to be either obscure glazed or high-level, protecting the privacy of neighbouring residents.

The revised scheme is considered to have addressed the key concerns and reasons for refusal outlined in the previous application. These points will be discussed in detail within the relevant sections of this report.

Character and Appearance

The Mount is a traditional and modest property within Willow Grove, contributing positively to the character of the locality. The addition of the single storey front extension is considered a subservient and appropriate addition to the host dwelling, blending in with its original character and ensuring it is not unduly prominent within the street scene.

The two storey rear extension has been revised, reducing its depth to project 3.85m into the rear garden. The extension would be stepped in slightly to the south and features a pitched roof with a barn hip to the gable end, which slopes away from neighbouring boundaries. The proposed side facing dormers have been designed to match the scale and design of the existing dormers and are set down from the main ridge, maintaining a proportional and consistent appearance. As the extension is located to the rear of the property, it will be largely obscured from public view, resulting in a minimal impact on the street scene. While it is acknowledged that the extension remains a relatively sizeable addition, the setback, roof formation and appropriate scaling of the additional dormers deem the proposal acceptable in this instance.

Concerns were raised regarding the existing northern dormer window, as the plans indicate it would remain obscure glazed with a top hung opening, serving a bedroom and potentially resulting in a poor outlook and living conditions for the occupant. However, during the site visit, it was confirmed that this dormer window is already obscure glazed and serves a bedroom. While this arrangement is not ideal, given that it provides the only source of light and outlook to the room, the proposal does not worsen the existing situation. As such, the continued use of obscure glazing is considered acceptable in the context of the first floor layout.

The application also proposes anthracite grey cladding for all existing and proposed dormer windows, as well as the gable end of the two storey rear extension. While this material is not currently present on the host dwelling, it was observed during the site visit that Windrush, the adjacent property to the northwest, features a more modern exterior with grey cladding. Given this context, the introduction of anthracite grey cladding is considered to be a sympathetic and appropriate addition that complements both the host dwelling and the wider character of the local area.

To conclude, when considering the above-mentioned factors, on balance, the proposals are acceptable in terms of its design and layout.

Residential Amenity

The neighbours most impacted by the proposal is the neighbours to the north, 33 and 35 Mortimers Lane, the neighbours to the rear of the site to the east, 9 and 10 Rustan Close and the neighbour to the south, Windy Willows.

Impact on 35 Mortimers Lane:

The neighbour at no. 35 has expressed concerns regarding the impact of the proposed two storey rear extension at The Mount on their privacy and light to the rear garden and

property. A site visit was undertaken to assess these concerns and the potential implications of the proposal.

The proposed extension would run parallel to the shared rear boundary with No. 35, maintaining a separation distance of 1.7m (minimum) to 2.5m (maximum). The extension would not span the entirety of the neighbour's rear boundary, and due to the orientation of The Mount, the extension would skew slightly away from this boundary. This ensures that the outlook from no. 35 is not dominated by the proposed extension, providing a reasonable outlook and relationship between the properties.

While it is acknowledged that the extension introduces additional mass near the boundary, the roof is designed to slope away from no. 35, mitigating potential overshadowing. Given the orientation of The Mount, the rear garden and property to no. 35 would continue to receive an adequate level of sunlight, particularly during the morning and summer months. This ensures that the amenity of no. 35 is maintained and in accordance with planning guidelines.

Concerns regarding overlooking are addressed through the proposed design of the northern dormer windows. These windows are to be either obscured glazed or positioned at a high level, effectively preventing any direct views into no. 35's rear garden or property. As such, the privacy of this neighbour is upheld.

While the concerns raised by the neighbour have been carefully considered, the design and orientation of the proposed extension ensure that the impacts on light, outlook, and privacy are within acceptable limits. The proposal does not result in a level of harm that would justify refusal of the application.

Impact on 33 Mortimers Lane:

This neighbour, situated to the northeast of the site and shares a boundary with The Mount. The neighbouring property is considered to be sufficiently distanced from The Mount. As such, this neighbour is not expected to be impacted in terms of loss of outlook or light. The high-level window to the additional northern dormer is designed to prevent any overlooking, maintaining this neighbour's privacy.

The Juliette window located on the rear elevation to the two storey extension would primarily face the rear garden of the site. While it would provide an oblique view into this neighbour's garden, due to the orientation of the dwellings, the separation distance of approximately 23m between the buildings, it is not expected to impact the neighbour to an unacceptable degree.

Impact on 9 and 10 Rustan Close:

Both neighbours have raised concerns the Juliette window would overlook their rear gardens and rear facing windows. There would be a 17.5m separation distance from The Mount to the boundary shared with these neighbours and more than the recommended 22m separation distance between the application site and the rear elevations of these properties (29m approximately). It is acknowledged there would be some views into the neighbouring garden, however, this level of overlooking is unavoidable in urban areas and the proposed window is not considered to impact upon the amenities of these neighbours to an unacceptable degree that the application warrants refusal on these grounds. As such, given the separation distances, the Juliette window is not expected to generate unacceptable loss of privacy and overlooking concerns with regards to these neighbours.

Impact on Windy Willows:

The two storey rear extension is sufficiently distanced from the property at Windy Willows and is not expected to impact the outlook or light to this property. The primary concern, however, arises with the introduction of the additional southern dormer window. The existing dormer would serve bathrooms, with its windows obscured glazed. The proposed

southern dormer window would serve a bedroom, in addition to the proposed northern dormer window and the Juliette window.

The southern dormer window introduces potential for overlooking into the garden of Windy Willows, this issue is more prominent due to the closer relationship between the two properties. As the Juliette window is considered the primary source of light and outlook for the room, it is justifiable to apply a condition requiring the southern dormer window to be obscured glazed with a top hung opening. This would mitigate privacy and overlooking concerns and ensure the development is acceptable in terms of its impact on this neighbouring property.

Ecology

The application was accompanied by a Preliminary Ecological Appraisal prepared by ROAVR (September 2024). This was reviewed by the Council's Ecologist who was satisfied with the findings of the report and raised no objection to the proposal. The Ecologist recommended the biodiversity enhancements outlined in the report be secured by condition.

Highways Safety and Parking

The proposals would result in a four bedroom property. This would require three off-street parking spaces as set out in the Residential Parking Standards SPD. The site plan indicates this would be accommodated by the driveway to the front of the site. As such, there are no highway safety concerns.

Other Matters:

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: On balance, this application has sought the necessary amendments and is therefore recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐