

DELEGATED OFFICER REPORT

Application Ref: H/24/98284

Site Address: 2 WESTERN ROAD, WEST END, SOUTHAMPTON, SO30 3EL

Case Officer: Rachael Morris

Description: Two storey front extension, hipped to gable roof alteration with 2.no dormers to the front and 1.no dormer to the rear, a single storey side/rear extension to replace existing garage, and external alterations.

Particular Site Constraints?	Yes ☒	No ☐
• Tree Preservation Order(s) • Partially within Countryside to East • Within the Urban Edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Twyford Lodge, 1a Western Road. Comment. Please can provisions be put in place regarding deliveries and vehicles. We have already had a "26-ton triaxle rigid flatbed" vehicle try and use our driveway to turn around when delivering the mobile home and then when the delivery of a small digger arrived the driver just parked right across our drive to unload it. Whilst we completely understand deliveries will happen, we do not want our driveway used as a turning area nor be blocked in with deliveries or vehicles please. Please can hours be restricted placed on the building works. We completely understand that the family will want the new house finished in a timely manner, but we still have to live here and am hoping that the building work will not be all day/7 days a week.		
Parish Council:	No Comment		
Ecology:	<u>Update:</u> We have now received the PRA report which states that the internal loft space of the main house was not accessible at the time of the survey. The photos show the holes in the soffits and fascia, and particularly the hole on the south aspect with bat droppings found below (photos 7 and 8). No bats were seen emerging on the three dusk emergence surveys conducted between July and September 2024, and only two droppings were found below a hole in the fascia on the southern aspect of the main building, it is possible that bats may have used this site for a non-breeding day roost, a feeding perch or an occasional roost. However, the PEA reports that the internal loft space was not able to be inspected so there could be more droppings in the loft, which could provide more information. Also bat droppings disintegrate easily when outdoors so it cannot be assumed that there were ever only two droppings here. Nesting birds have not been mentioned in the PEA report, but the holes in the north aspect of the fascia and the south aspect of the soffit could also be used by nesting birds. The survey work provides evidence that a European Protected Species Mitigation Licence is not required, however as a precaution conditions must be agreed. <u>Dec '24:</u> This site is in an amber impact risk zone for great crested newts. There are nearby records of common reptiles, roosting bats, and		

	nesting birds with records of nesting swifts, badgers and hedgehogs in the wider vicinity. I have reviewed the site photos. I don't see any suitable natural habitat for amphibians, reptiles or hedgehogs immediately adjacent to the house, however there are piles of rubble, building supplies and already cleared vegetation and branches which could be used as shelter for these species and should be carefully dismantled by hand in case any animals are using them. A precautionary working method must be submitted and agreed.
Tree Officer:	The supplied tree protection plan is suitable and demonstrates that the exiting trees can be protected and retained. We raise no arboricultural objection, subject to a condition.

Site Visit:	Yes ☒	No ☐
Details: 20/12/2025		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (HEWEB 7).
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Assessment: The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. • Although the site is partially within countryside, this is not within the developable area and only covers approx. 2m of the eastern edge of the site. Therefore, this is not applicable for further assessment. • Policy DM1 states that "all new development should: a) not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas. b) ... c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views". • Character Area Appraisal HEWEB 7 gives guidance for the area to "Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road; and to Retain the grass verges". <u>Design and layout</u> • The design of the two-storey front extension, hipped to gable roof alteration with 2.no dormers to the front and 1.no dormer to the rear, a single storey side/rear
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extension to replace existing garage, and external alterations is suited to the host dwelling in terms of its form, scale and appearance.

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal can provide 3 no car parking spaces, in accordance with the Residential Parking Standards SPD for a 5-bedroom property and policy DM14 of the Eastleigh Local Plan (2016-2036).
- The design and layout respect the character and appearance of the locality.
- The originally submitted singular dormer to the front elevation facing towards Western Road has been amended through the planning application process to be split up into two smaller dormers. This change greater respects the locality where smaller front dormers are commonly seen and would help to reduce potential dominance to the street scene.
- The proposed dormers on the front and rear are set away from the roof slope edges, eaves and ridge in accordance with the Quality Places SPD. As a result of the reduced dormer size at the front, a rooflight has also been added to the front elevation roof slope to serve the proposed bathroom which is a modest addition.
- The proposed two-storey front extension would square off the front elevation which currently has an unsightly box-type extension projecting from this elevation. Although two-storey in nature, this extension would not disrupt the building line along Western Road which staggers back away from Telegraph Road. This proposal would be an improvement from the extension this element seeks to replace.
- The proposed hip to gable alteration does not create a dominant roof form as the overall pitch slope is reduced to allow for this change along with the associated extensions to the dwelling. The ridgelines are considered to be mostly unaltered and as such accords with the guidance within the character area appraisal document (HEWEB 7). There are a variety of roof types within the locality and as such this proposal does not create an incongruous alteration to the street scene.
- The proposed single-storey side/rear extension would mostly accommodate a covered car port area for car parking, cycle parking and other storage. This would be located at the rear of the site, adjacent to the front entrance, and due to its open nature facing Western Road would not create a harsh side extension. Its location should also help to guide visitors to the front door.
- The layout of the existing site means that the proposal includes the front door to the rear of the site and the amenity space located to the front where this is more space to enjoy. Although having a front door located at the rear is not an ideal situation for site legibility, without demolishing the dwelling and relocating the house further forward, the site does not lend itself to an alternative position. However, moving the dwelling forward would come with its own problems due to the location of a protected tree. In this circumstance, the design is considered to be thought-through and works well for the site.
- The proposed materials would suit the verdant character of the locality which is adjacent to Telegraph Woods. The timber cladding would reflect the sylvan nature of the street scene and is a material used by neighbouring properties on Telegraph Road, Telegraph Heights and Western Road. The small accents of stone on the walls and slate tiles on the roof would help offset the timber from being overpowering.
- Overall, the proposal is considered to accord with policy DM1 from the Local Plan (2016-2036) in that the design has taken full and proper account of the context of the site through its character and appearance of the locality. It is also considered to be compatible and integrate well in terms of mass, materials, layout, design and siting, both in itself and in relation to neighbouring buildings.

Residential amenity

- 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.

- The addition of the single storey side/rear extension would improve the perceived privacy for the neighbour at no.16 Telegraph Road. As existing, due to the land level differences, views into the neighbouring property through their existing high-level windows are with ease. Therefore, creating this car port with steps down to the front door would create screening to the neighbour.
- A light study has been submitted to demonstrate that the proposals would not create a detrimental impact to the neighbouring property's access to light throughout the year as a result of the proposals.
- The proposed rear dormer would not create unacceptable overlooking as the closest neighbour (no.16 Telegraph Road) to this elevation has no windows to their side elevation at first floor level due to the bungalow design. Moreover, the principle of having a rear dormer in this location could be achieved through permitted development.
- The proposal is considered to accord with policy DM1 from the Local Plan (2016-2036) in that it would not have an unacceptable impact on residential amenities of both new and existing residents.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention. A tree protection plan has been provided and will be conditioned.
- There are no likely significant impacts on the SPA.
- A number of ecology conditions have been agreed in order to ensure no harm is caused to protected species and that a biodiversity enhancement is achieved in line with policy DM11 of the Local Plan (2016-2036).

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...