

DELEGATED OFFICER REPORT

Application Ref: H/25/98817

Site Address: 47 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Increase in ridge height with a front dormer and two flat-roof side dormers to expand first-floor accommodation, single-storey flat-roof extension with roof lantern, side porch canopy, and external and fenestration alterations (Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/19334/000/00 - Ground floor rear extension - Permit - 09/04/1979 • Z/19334/001/00 - Single storey rear extension - Permit - 10/08/1989		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two objections were received to the original scheme. Significant concerns were raised regarding the proposed 1.0m increase in ridge height, perceived as overbearing and likely to overshadow neighbouring properties, particularly No. 45, while disrupting the uniform ridge line along Hobb Lane. The proposed front dormer and extensive flat-roof side dormers were seen as detrimental to the street's visual character, creating an overbearing impact on adjacent bungalows. Privacy concerns were noted, with fears that the side dormers would allow direct oversight into the gardens and homes of Nos. 45 and 49. Neighbours also questioned the sewerage system's capacity to accommodate increased plumbing demands. One further objection was received to the revised plan, stating that original concerns, particularly regarding the ridge height increase and the extensive side dormers, largely remain, and noting that construction work has already commenced. The scale and design of the proposal are considered incongruous with the locality's character.		
Parish Council:	No objection.		
Ecologist:	<u>14/02/2025 (Summarised)</u> I have reviewed the site photos and do not see any obvious potential bat roost features. The rear of the site appears to have been cleared before these photos were taken, and possibly before submission of the application, however the proposals would not affect the rear garden, only the house. Biodiversity enhancements can be conditioned or agreed before determination. <u>11/02/2025 (Summarised)</u>		

	There are records of bats very close to this site. To determine whether further surveys will be required I need to review close-up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. The revised scheme represents an improvement in design but does not materially alter the ecological context from the original submission. Therefore, re-consultation with the ecologist was deemed unnecessary.
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Site Visit:	Yes ☒	No ☐
Details: 7 th February 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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 30)

Assessment:
<u>Site context and surroundings</u> 47 Hobb Lane is a three-bedroom detached bungalow situated to the south-east of Hedge End, within a well-established residential area. The property features a front garden comprising a gravelled area used for parking. The surrounding vicinity is predominantly characterised by single-storey bungalows, many of which have undergone extensions, including single-storey additions and smaller dormer windows or skylights. <u>Proposal</u> The application seeks planning permission for a series of alterations and extensions to the application property. The proposal involves raising the ridge height of the existing bungalow to facilitate expanded first-floor accommodation, incorporating a front dormer and two flat-roof side dormers to create two bedrooms at first-floor level. Additionally, the scheme includes a single-storey flat-roof rear extension with a roof lantern, a side porch canopy, and external and fenestration alterations to modernise the property's appearance. Originally, the proposal featured a front gable and larger side dormers, which raised concerns regarding the dominance of the roof form and its impact on the street scene. Following negotiations with the agent, the agent revised the design, replacing the front gable with a hipped roof and introducing a front dormer to mitigate the visual impact. <u>Policy and Principle</u> 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.

- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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 revised scheme, incorporating a hipped roof in place of the originally proposed front gable and a front dormer with reduced-scale flat-roof side dormers, significantly mitigates concerns regarding dominance and overbearing impact on the street scene. These alterations ensure the increased ridge height blends harmoniously with the low-rise profile of Hobb Lane, where many bungalows feature modest extensions and dormer windows.
- Numerous examples of loft extensions exist within the locality, forming a common characteristic of the area. Therefore, the resultant dwelling will not stand out within the street scene. Furthermore, the property's position, set back from the road with a gravelled front garden, limits its visual prominence.
- The single-storey rear extension is also unlikely to be visible from the public realm due to its rearward location, further minimising its visual impact.

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.
- Neighbours expressed concerns about the proposed ridge height increase and extensive side dormers, fearing an overbearing impact, overshadowing, and loss of privacy due to potential overlooking into gardens and homes. It is considered that the revised scheme mitigates these concerns through the replacement of the original front gable with a hipped roof and the introduction of reduced-scale flat-roof side dormers, which lower the visual and physical prominence of the first-floor extension. The hipped roof design softens the roofline, ensuring the increased ridge height integrates with the low-rise character of adjacent bungalows, significantly reducing any sense of oppressiveness.
- Regarding overshadowing, the modest ridge height increase, combined with the existing separation distances, ensures that any additional shadowing to adjacent neighbours is minimal and within acceptable limits.
- Two side dormer windows are obscure-glazed to prevent overlooking into neighbouring properties, while the other two side windows serve a staircase and dressing room, uses that do not facilitate sustained overlooking. For the first-floor rear window, its position is comparable to an existing first-floor window, ensuring

no increased overlooking impact on neighbouring gardens or habitable rooms compared to the current situation.

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.
- Due to records indicating the presence of bats in close proximity to the application site, the council's ecologist was consulted to assess potential ecological impacts. Following a review of site photographs, the ecologist concluded that the existing bungalow does not exhibit obvious potential bat roost features. The rear garden, which appears to have been cleared prior to the submission of the application, is unaffected by the proposed works, as the development is confined to alterations and extensions to the house itself.
- The revised scheme, incorporating a hipped roof and reduced-scale dormers, represents an improvement in design but does not materially alter the ecological context from the original submission. Therefore, re-consultation with the ecologist was deemed unnecessary.

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.
- The proposed development retains the property as a three-bedroom dwelling, which requires a minimum of two off-street parking spaces. The existing gravelled front garden is capable of accommodating more than the required two parking spaces, and no additional parking provision is necessary.

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 ☐