

DELEGATED OFFICER REPORT

Application Ref: H/25/98845

Site Address: 27 PERN DRIVE, BOTLEY, SOUTHAMPTON, SO30 2GW

Case Officer: Alexandra Stone

Description: Loft conversion including addition of front and rear dormers, ridge height raise and fenestration changes

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
F/05/53043 – Refuse Planning Permission – 10/03/2005 1st floor extension to form 2 storey dwelling F/05/54897 – Permit – 13/10/2005 First floor extension to form 2 storey dwelling (amended design) F/06/56342 – Permit – 12/04/2006 First floor extension with front and rear dormer windows and supporting structural column to form 2 storey dwelling (amended design) H/22/93312 – Permit – 16/02/2023 Conversion of loft to new habitable space on first floor and addition of dormers H/23/96405 – Refuse Planning Permission – 09/02/2024 Erection of 1.5 storey front extension following demolition of existing garage and erection of porch		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objections</u> <u>6 Twin Oaks (Summarised):</u> The loft extension would overlook into rear garden and property. The property is one of three similar bungalows, alterations to roof would be out of character. Increasing bathrooms would add to the sewage and concerns how systems would cope. Concerns regarding ground subsidence and potential damage to their land. <u>7 Twin Oaks (summarised):</u> First floor windows would overlook their property resulting loss of privacy. Plans does not show height, would block put light and view of the Grade II listed church building from their ground floor windows. The additional storey would effect the character of the area, noise levels. Concerns regarding foundations. Height of the proposed roof has increased substantially. <u>8 Twin Oaks (Summarised):</u> Were not consulted on previous applications. No measurements on plans with no details on materials to be used. 100% increase of retirement home as going from 3 bedroom to a large 5 bedroom family home. Concerns regarding waste water and sewerage. Could also impact parking and traffic movements and noise. Neighbouring property had to dig deeper foundations due to		

	extension as requested by building inspector, why is this not being considered on this development. This development could encourage other development in Pern Drive and cause negative impact. <u>Officer response</u> Foundations are a Building Control matter and not a planning matter.
Parish Council:	No Comments Received
Conservation Officer:	This revised scheme is a significant improvement producing a building acceptable to fit into the existing street scene
Ecologist:	No Objection

Site Visit:	Yes ☒	No ☐
Details: For previous application		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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.

Proposal:
The application is to raise the roof to create first floor accommodation with the addition of 3No. dormer windows to the front and a dormer window to the rear elevation. This will create 5 No. bedrooms to the first floor. The ridge height is being increased by approx. 2.7 metres to accommodate the first floor. This would be a 0.3m increase than the previously approved application. The proposal also includes a veranda to the rear. The dormer windows also sit slightly higher than the previous application with a smaller hip to the roof.

Assessment:
<u>Principle</u> The site borders a Conservation Area but is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies. <u>Character and Appearance (and Countryside/ Heritage Asset)</u>

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality 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.

The detached bungalow is situated with Pern Drive, to the southwest of Winchester Street. The property is situated to the end of a row of three bungalows. It benefits from a large drive and detached garage to the front of the property.

The proposals include raising the roof. The roof height would be increase by 0.3m in comparison the previously approved scheme (H/22/933120). This would be considered as a marginal and unlikely to be noticeable within the streetscene. The dwelling would be comparable to the neighbouring property, therefore inkeeping with the character of the area.

There is also an amendment to the rear dormer in that the dormer would have a barn hip across the width rather than peaks within each window. As this is to the rear of the dwelling it would not be seen from the front of the dwelling.

- The design of the proposed alterations are 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 design and layout respects the character and appearance of the locality.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The dormer window to the rear is situated approximately 28m from the rear neighbouring properties, the requirement is above 22m as set out in the Quality Places SPD, therefore unlikely to cause overlooking.

- 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.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 ...