

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/99283

**Site Address:** 21A CROWS NEST LANE, BOTLEY, SOUTHAMPTON, SO32 2DD

**Case Officer:** Charlie Vallis

**Description:** Proposed installation of 2no. Dormers and 1no. Porch.

|                                                                                                                                                   |                                                |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Tree preservation order (589-E) to the west of application site</li></ul> |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• F/08/62222 – Construction of 2 storey detached dwelling with detached garage Refuse – Apr 2008</li><li>• F/08/62929 – Construction of 2 storey detached dwelling (amended scheme) Withdrawn by applicant – Jul 2008</li><li>• F/08/63432 – Construction of chalet bungalow with detached garage Permit – Sep 2008</li><li>• F/10/66472 – Construction of detached four bed dwelling &amp; detached single garage Permit – Mar 2010</li></ul> |                                                |                                    |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None were received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |                                           |
| Parish Council:   | No comments raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |                                           |
| Ecology:          | <p>This property is in an amber impact risk zone for great crested newts. There are records of bats and hedgehogs in this area. There are already windows into the loft so it is not likely that bats would be disturbed by this proposal. Aerial photos of the site show that the house is surrounded by hard standing so the proposal will not impact great crested newts or hedgehogs. The house is not visible in street view, but the planning history shows that it has been built within the last 15 years, so it is not likely that any potential bat roost features have developed in that time.</p> <p>Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.</p> |                                             |                                           |

|                     |                                                |                                    |
|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 17/06/2025 |                                                |                                    |

|                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                     |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                     |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals (HEWEB - 44).                                                                 |

|                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment:</b>                                                                                                             |
| The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: |

#### Principle:

- The development is within the urban edge where the principle of development is acceptable.
- The 'Quality Places' SPD (p47) outlines that "the design and appearance of the fronts of houses, and the distance between the buildings and the street are important aspects in defining the character of residential areas." Therefore, front extensions should be modest and in keeping with the character of the existing house.

#### Design and layout:

- The proposal would not affect the street scene, with the host dwelling positioned at the end of shared private drive, screened by an access gate and a large outbuilding to the front of 21 Crows Nest Lane.
- The character of the surrounding area is fairly mixed and there is some precedent in the locality for front dormers of a similar appearance to the proposed dormers. The proposed front porch and 2no. front dormers, owing to their modest dimensions and the use of matching external materials, would therefore be suited to the host dwelling and its locality.
- The development would not result in overdevelopment of the site, not encroaching into existing private amenity space and continuing to meet parking standards for a 4no. bedroom property.
- The proposed development is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the development would be appropriate in form, scale and appearance to the host dwelling and its locality.

#### Residential amenity:

- The development accords with the 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.
- In relation to privacy, the proposed porch and front dormer windows would face the host dwelling's front drive and detached garage, angled away from 21 Crows Nest Lane, and therefore not resulting in unacceptable overlooking. In addition, the dormer windows would be above the advised minimum distance of 22m (as outlined in the Quality Places SPD) from neighbouring upper floor windows on dwellings to the south.
- The relocation of French doors to the west elevation would not result in unacceptable loss of privacy to 18a Oatlands Road, as the window would be suitably distanced and well screened by boundary hedging.

#### Other matters:

- In accordance with policy DM11 and comments from the Council's ecologist, an advisory will be added to the decision notice in relation to biodiversity enhancements and protection of bats.
- 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: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
|-----------------|---------------------------------------------------|----------------------------------------|

|              |
|--------------|
| Comments ... |
|--------------|