

DELEGATED OFFICER REPORT

Application Ref: H/25/99443

Site Address: 34 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Addition of rear dormer to the main bathroom

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

Planning History?	Yes ☒	No ☐
• F/11/70036 - First floor and two storey rear extension with side dormer windows and roof lights - Refuse Planning Permission For - 20/03/2012 • F/12/70914 - Two storey side and rear extension - Permit - 16/08/2012 • F/12/71554 - Two storey side and rear extension with side facing dormer window (amended design to planning permission F/12/70914) - Permit - 14/12/2012 • F/14/74034 - Addition of side facing dormer - Permit - 07/05/2014 • H/21/91265 - Erection of 2no. front dormer windows in association with enlarged first floor living accommodation - Withdrawn By Applicant - 14/10/2021 • H/21/91770 - Erection of dormer windows on second floor. - Refuse Planning Permission For - 10/12/2021 • H/22/92996 - Side dormer window and internal alterations (AMENDED DESCRIPTION) – Permit – 21/07/2022 • H/24/97806 - Front extension for disabled relative – Permit - 06/09/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received, raising the following concerns: • Privacy: The proposed dormer would afford direct views into the neighbour's private patio area and French doors, resulting in a perceived loss of privacy. • Visual impact: The dormer is considered by the objector to be significantly larger and more intrusive than the existing rooflight, and its siting in close proximity to the shared chimney stack is viewed as visually overbearing. • Ventilation: The neighbour expressed concerns about inadequate bathroom ventilation, citing previous issues with warm, moist air entering their adjoining roof void and subsequently their loft space, causing condensation, damp, and mould. • Roof drainage: It is suggested that the altered roof form could lead to blocked guttering and water overflow near the party wall.		

	General amenity: The objector also raised concerns about noise, odour, and the cumulative impact of repeated alterations to the roof profile, which they believe would be harmful to residential amenity.
Parish Council:	No objection.
Ecologist:	There are records of bats near this site., but the ecologist does not see any potential bat roost features in the photos of the house available on Google maps. 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.
Southern Water:	If the applicant is proposing to use the existing connection, Southern Water will have no objections to the works proceeding.

Site Visit:	Yes ☒	No ☐
Details: 26 th June 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 28)

Assessment:
<u>Site context and surroundings</u> 34 Yardley Road is a semi-detached, four-bedroom bungalow located to the southwest of Hedge End. The property is rendered and has undergone several extensions over the years, including two-storey extensions and dormers to provide first-floor accommodation. A recent site visit confirmed that works associated with the front extension approved under planning permission H/24/97806 have not yet commenced. The bungalow is set back from the road, with a frontage that comprises both gravel and paved areas designated for parking. The surrounding area is residential, with the immediate vicinity primarily consisting of bungalows. However, there are also full two-storey dwellings within the neighbourhood. <u>Proposal</u> The application seeks planning permission for the installation of a rear dormer window to serve the existing first-floor bathroom, replacing the existing rooflight. The dormer would project from the rear roof slope and would be finished in tile hanging to match the materials and appearance of the existing dormers on the building.

Principle

- 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 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 proposed dormer is of a modest scale and is designed with a hipped roof form to reflect the character of the host dwelling. It would be finished in tile hanging to match the existing dormers on the property, which assists in integrating the addition with the host dwelling.
- Given its location to the rear of the property, the dormer would not be visible from the public realm and would therefore have no impact on the street scene.
- The design is considered to be proportionate in the context of the existing roof form and would not result in an overdevelopment of the plot. As such, the proposal is not considered to result in any significant harm to the character or visual appearance of the dwelling or wider area.

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.
- While the proposed dormer introduces a larger window opening than the rooflight it replaces, it would continue to serve a non-habitable room and is not intended to provide a primary outlook for a bedroom or living space. To safeguard neighbouring privacy, a condition is recommended requiring the dormer window to be fitted with obscure glazing and to be non-opening below 1.7m above the internal floor level.
- The adjoining neighbour has raised concerns regarding the potential for an overbearing impact. Although the dormer is larger than the existing rooflight and would be visible from the neighbouring garden, it would remain within the existing roof slope and would not disrupt the overall roof form to a degree that would result in an undue sense of enclosure or visual dominance.

- Concerns relating to bathroom ventilation and roof drainage are noted. However, these matters fall outside the scope of planning control and are more appropriately addressed through the Building Regulations and the Party Wall Act.

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.
- The site lies within an area where records of bats have been identified. However, no potential bat roosting features were observed on the application property. The Council's Ecologist has raised no objection to the proposal.
- In accordance with Policy DM11 of the Eastleigh Borough Local Plan and relevant provisions of the National Planning Policy Framework, appropriate biodiversity enhancements are required. The installation of a bat box and a swift nest box is considered to be a suitable given the scale of development. These measures can be secured by condition.

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.
- Based on the nature of the proposal, which does not involve an increase in the number of bedrooms, it is unlikely to result in a material increase in parking demand. The existing on-site parking provision is considered sufficient to meet the needs of the dwelling, and the development raises no concerns in respect of highway safety or access.

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 ☐