

DELEGATED OFFICER REPORT

Application Ref: H/25/99537

Site Address: 47 PORTELET PLACE, HEDGE END, SOUTHAMPTON, SO30 0LZ

Case Officer: Charlie Vallis

Description: Proposed 2.no dormer extension to provide extended living accommodation in roof space, and erection of front porch canopy.

Particular Site Constraints?	Yes ☐	No ☒
• Within the urban edge		

Planning History?	Yes ☒	No ☐
• H/23/94774 – Relocation of existing garage, 2.no dormer extension to provide living accommodation in roof space and erect canopy at front – Withdrawn by Applicant – June 2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
	<u>14/7/25:</u> I have reviewed the site photos. I don't see any potential bat roost features. <u>11/7/25:</u> 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.		

Site Visit:	Yes ☐	No ☐
Details: 31.7.2025		

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 – 30).

Assessment:
The application site contains a detached chalet-style bungalow located towards the southwest of Portelet Place, set back from the road behind a gravel driveway and a large boundary hedge. The proposed development includes the construction of a front and rear facing dormer, and an open front porch. 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, subject to the detailed matters according with the relevant planning policies.

Design and layout:

- The design of the proposed dormers and front porch are suited to the host dwelling in terms of their form, scale and appearance.
- The front dormer and rear dormer would replace existing dormers which, although smaller in scale, are of a similar flat-roof style. As such, the proposed dormers are unlikely to appear visually dominant within the street scene, particularly given that they would be constructed of external materials to match the existing roof.
- The proposed front porch would not appear overly prominent or out of place within the street scene and its dimensions are largely within permitted development guidelines.
- The application also proposes the application of white render to the elevations. The use of this material is not considered unacceptable, with this material present within the wider locality. Amended plans have been received which show the retention of hanging tiles to the gable end, which help to maintain the character of the host dwelling and neighbouring properties.
- The development would not be an overdevelopment of the site, retaining sufficient amenity space and meeting parking standards for a 4-bedroom property.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

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.
- Impact on the privacy of both adjacent neighbours is unlikely to be significant given that all additional windows would be rear or front facing and some level of overlooking is to be expected and accepted to residential gardens within urban areas.

Other matters:

- Due to records of protected species' near the application site and the nature of the proposed works, the Council's Ecologist was consulted as part of this application. Upon review of site photos, they were satisfied that the proposal would not result in harm to bats or other protected species, raising no objection to the development subject to the relevant informative note being placed on any approval.
- 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 ...		