

DELEGATED OFFICER REPORT

Application Ref: H/25/98694

Site Address: 5 MONKS BROOK CLOSE, EASTLEIGH, SO50 9NQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed loft conversion with roof extension, including the addition of two side flat-roof dormers

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

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	The Ecologist has reviewed the submitted Preliminary Roost Assessment and Phase 2 bat survey, and raised no objection to the proposal, subject to the inclusion of informatives.		

Site Visit:	Yes ☒	No ☐
Details: 17 th January 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 Eastleigh (ELAC 23)

Assessment:
<u>Site context and surroundings</u>
5 Monks Brook Close is a single-storey, three-bedroom detached bungalow situated on the southern edge of Eastleigh. The property is constructed in brick and features an attached garage to the side, as well as a single-storey flat-roofed addition to the rear. To the rear of the dwelling, steps lead down to a raised patio area, which includes a pergola. The remainder of the garden is predominantly laid to lawn and enclosed by fencing, although the boundary shared with 4 Monks Brook Close is defined by a low fence. The surrounding area is residential in character, with Monks Brook Close comprising solely

detached bungalows. While several properties have been altered by the addition of rear extensions and dormer windows, the original hipped roof character of the street is largely retained.

Proposal

The application seeks planning permission for a loft conversion involving alterations to the existing roof form, including a rear roof extension to create a gable end and the addition of two flat-roofed dormers to either side. The proposed works would facilitate the creation of a new bedroom, bathroom, dressing and living room within the loft space.

Policy and 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 Eastleigh (ELAC 23) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the view to the thatched cottage at the northern end of the street.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within the 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 proposal would alter the existing hipped roof form by introducing a gable end to the rear and two flat-roofed dormers on the side roof slopes. While the change to a rear gable would modify the original roof profile, it would be located to the rear of the property and is not expected to be prominent within the street scene.
- The side dormers would be set in from the roof edges and appear subservient to the main roof, limiting their visual impact.
- Monks Brook Close comprises dwellings of similar original design. However, many have been altered with rear extensions, gable ends, and side dormers, resulting in a mixed street character. Given the property's location within a quiet cul-de-sac with limited public views, and having regard to the surrounding context, the proposed development is not considered to result in harm to the character or appearance of the street scene.

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.
- The proposed development would introduce a gable end to the rear and two side-facing dormers to facilitate a loft conversion. While these additions would result in additional built form at roof level, the overall height and form of the roof remain

modest in scale and are not considered to result in an overbearing impact on neighbouring occupiers.

- The side dormers would serve a bedroom and bathroom. To protect the privacy of adjacent properties, it is considered reasonable to require the bathroom window to be obscure glazed by condition. However, the bedroom window is proposed to remain clear glazed for functional reasons. Although this has raised some concerns regarding overlooking, the window does not directly face any primary habitable room windows at 6 Monks Brook Close and would not result in a greater level of overlooking than is typically expected from first-floor rear-facing windows in residential areas. Taking into account the window's modest size and its angled relationship with the neighbouring property, the impact on privacy is considered to be limited. In this context, the use of clear glazing is viewed as acceptable and would not give rise to a level of harm that would warrant refusal.

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 amber impact risk zone for great crested newts, and there are records of slow worms, common lizards, bats, hedgehogs, and water voles in the vicinity. As such, the Council's Ecologist was consulted as part of the application process. Following a review of site photographs, it was advised that a Preliminary Roost Assessment (PRA) should be undertaken.
- The PRA identified a low potential for bat roosting features, and as protected species are a material planning consideration, a Phase 2 bat emergence survey was required. The Phase 2 survey found no evidence of bats emerging from the property and recorded very low bat activity in the area overall. The Council's Ecologist has reviewed the submitted reports and raised no objection to the proposal. While no specific biodiversity enhancements were recommended within the reports, it is advised that features such as a bat box and a swift nest box be incorporated into the development, alongside garden planting that supports pollinators, particularly night-scented species beneficial to bats.

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 proposal would not result in an increase in the number of bedrooms, with the property remaining as a three-bedroom dwelling following the loft conversion. Therefore, only two off-street parking spaces are required for a dwelling of this size. The existing driveway and garage provide sufficient space to meet this requirement.

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.

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 ☐