

DELEGATED OFFICER REPORT

Application Ref: H/25/99658

Site Address: 54 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations to main roof including front, side and rear facing dormer windows (Same proposed scheme as per withdrawn application H/24/98034)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Within the Hiltingbury and Hocombe Park Special Policy Area • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• Z/39228/002/00 - Rear conservatory - Permit - 13/01/2003 • H/24/98034 - Alterations to main roof including front, side and rear facing dormer windows. Sun light - Withdrawn By Applicant - 15/10/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Built Heritage Consultant:	<u>14/08/2025</u> The ridgeline of the front dormer has now been confirmed to be at the lower of the two levels originally shown on the drawing and what appeared to be the top part of the rear soil and vent pipe has been removed, making a significant improvement to that elevation. These two corrections allow me to withdraw my holding objection, making it a no objection. <u>06/08/2025</u> While the overall premise is acceptable, there are two elements that are not and require sorting, so holding objection.		
Ecologist:	<u>18/08/2025</u> The precautionary working methods are appropriate and can be implemented. No further ecology concerns. <u>31/07/2025</u> A Preliminary Bat Roost Appraisal was done by Nature's Cousins in July 2024 which classified the building as having moderate bat roost suitability due to the presence of five potential bat roost features (PRFs). The two required Phase 2 bat emergence surveys were done in May and June 2025. No bats were seen emerging, but bats were		

	recorded foraging and commuting across the garden. Bats are assessed as being likely absent from this property.
Tree Consultant:	No arboricultural objection to the proposed development.

Site Visit:	Yes ☒	No ☐
Details: 30 th August 2024.		

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 (Hiltingbury and Hocombe Park Special Policy Area)

Assessment:
<u>Site context and surroundings</u> The application site comprises a two-storey, four-bedroom detached dwelling on a long plot on the east side of Lakewood Road. It is the northernmost of a short run of similar properties and the last house before the Hiltingbury Lakes. To the rear, a generous garden abuts mature tree cover linked to the Lakes. The site lies within the Hiltingbury Special Policy Area, which is characterised by large residential plots, mature trees, and a generally attractive, well-wooded character. <u>Proposal</u> This application is a resubmission following the withdrawal of H/24/98034 (withdrawn to enable submission of the requested two bat activity surveys). The scheme seeks planning permission for alterations to the main roof to form an additional bedroom suite within the roof space, comprising dormer additions to the front, rear, and both side roof slopes. The side dormers include obscure-glazed windows with opening lights set at 1.7m above finished floor level, while the rear dormer features full-height glazing with a Juliet balcony. All dormer ridgelines are set below (or just below) the existing main ridge. During the assessment, the application was amended in response to detailed design points raised by the Council's Built Heritage Consultant. The revised plans lower the height of the front dormer so that it sits more clearly below the main ridge, and they omit the previously shown external soil and vent pipe on the rear elevation. As the changes are minor and improve the scheme, no formal reconsultation was undertaken; the Built Heritage Consultant was notified and confirmed no objection. <u>Policy and Principle</u> 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 Hiltingbury Special Policy Area. In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:
 - i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
 - ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
 - iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
 - iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

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 introduces dormers to each roof slope to facilitate a second-floor master suite. All the dormers are of traditional form and remain visually subservient to the main roof, with their ridgelines set below the main ridge so as to avoid undue bulk at ridge or eaves level.
- On the front elevation, the dormer has been lowered so that it sits comfortably below the main ridge and reads proportionately within the roofscape. This addresses earlier concerns that it was too close to the ridge and ensures a clear distinction between the main roof and the new addition.
- The side dormers are modest in scale and will not draw attention in typical street views. The host dwelling remains the primary element, with the side dormers perceived as subordinate additions.
- To the rear, the dormer is relatively large and incorporates full height glazing with a Juliet balcony. However, it faces a long rear garden with mature tree cover associated with Hiltingbury Lakes, resulting in limited visibility from the public realm and therefore limited impact on the street scene and wider area character.
- The dwelling is set well back from Lakewood Road within a well-wooded context, so the roof alterations would not appear prominent when viewed from the street.

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 side dormers would have obscure-glazed windows with opening lights set at least 1.7m above finished floor level, preventing direct views towards neighbouring properties and safeguarding privacy.
- To the rear, the dormer includes full height glazing with a Juliet balcony. This is not a projecting platform and functions as a large window. Given the depth of the rear garden and the mature tree along the side boundaries, any additional overlooking of adjoining plots or Hiltingbury Lakes would not materially exceed that from existing first-floor windows.

- All the proposed dormers are modest in scale and do not project beyond the eaves. Therefore, they would not appear unduly overbearing when viewed from neighbouring gardens or principal rooms.

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 application site is adjacent to The Lakes, Hiltingbury SINC and lies within a red impact-risk zone for great crested newts, with local records of bats, slow-worms, common toads, stag beetles, hedgehogs and nesting swifts. The Council's Ecologist was therefore consulted as part of this application.
- As the works are confined to the roof, no habitat loss is proposed. However, potential effects from construction activity and lighting require precautionary control.
- A Preliminary Bat Roost Appraisal (July 2024) identified moderate roost suitability with five potential roost features. Two Phase 2 emergence surveys (May and June 2025) recorded no bat emergence from the building, although foraging/commuting activity was noted in the garden. The Council's Ecologist therefore assesses bats as likely absent from the property.
- A Construction Environmental Management Plan (CEMP) by Nature's Cousins (August 2025) has been submitted and reviewed, and the Ecologist confirms that its precautionary working methods are appropriate.

Trees and landscaping

- There are Tree Protection Order protected trees within the rear garden and along the front boundary. However, the works are confined to the main building and do not increase the footprint. The Council's Tree Consultant has reviewed the proposal and raised no objection.

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 add one additional bedroom, creating a five-bedroom dwelling. Under the Residential parking standards SPD, dwellings of four or more bedrooms are required to provide three off-street spaces. Accordingly, no additional parking is required, and the existing frontage area/driveway is capable of accommodating this level of provision.

Other Material Considerations

- 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 ☐