

DELEGATED OFFICER REPORT

Application Ref: H/25/99037

Site Address: 1 COMPTON CLOSE, EASTLEIGH, SO50 4RE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft conversion with 2.no dormers 2.no roof lights. Extension to the existing garage to connect to the bungalow. Re-roofing of the glazed conservatory roof to a solid roof finish. To replace the chimney to a new flue. Alterations to fenestration

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 objections.		
Ecologist:	<u>18/08/2025</u> The house and garage are now considered as having negligible potential for roosting bats. <u>08/05/2025</u> Due to the large number of potential bat roost features, a preliminary bat roost appraisal (PRA) is required before determination. The garden has some potential habitat for hedgehogs around the edges which would not be impacted by the proposals. A precautionary working method for hedgehogs will be required. <u>31/03/2025</u> To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Photos of any areas of the garden affected by the proposal are also required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 4 th April 2025.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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 30)

Assessment:**Site context and surroundings**

1 Compton Close is a detached single-storey, three-bedroom bungalow situated on a corner plot. The principal elevation fronts Clandon Drive, with the side elevation facing Compton Close. A single detached garage is positioned to the side of the dwelling, while a conservatory is attached to the rear.

The surrounding area is residential in character and comprises a varied mix of 1970s/80s housing, including bungalows, chalet-style properties, and two-storey dwellings. These buildings differ in scale, design, and roof form.

Proposal

The application seeks planning permission for various alterations and extensions to the dwelling. The principal element comprises the conversion of the loft space to provide first-floor accommodation, including a master bedroom, bathroom, and storage area. To facilitate this, two pitched-roof dormer windows are proposed to the front (south) elevation, together with a rooflight to the front elevation and a further rooflight to the rear (north) elevation. The dormers are designed with traditional pitched roofs and tile hanging to complement the existing dwelling. The proposal also includes an extension to the existing garage, enabling it to be linked internally with the main house while continuing to function as a garage. The conservatory roof to the rear will be altered from a glazed to a solid roof finish. In addition, the existing chimney is to be removed and replaced with a new flue. Alterations to fenestration are also proposed across the elevations, including replacement windows and doors.

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.

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.
- While front dormer windows are not a prevailing feature within the immediate area and are not always encouraged, the site occupies a prominent corner position where both the front and rear roof slopes are visible from the public realm. As

such, any dormer would be readily perceived in the street scene, and in this instance the front dormers are not considered unacceptable. The proposed dormers are modest in scale and proportionately positioned within the roof. Their traditional pitched-roof design and tile-clad sides match the existing materials, helping to integrate them with the host dwelling. As a result, the dormers are not considered as incongruous but instead provide additional architectural interest and balance to the property. Importantly, the ridge height of the bungalow remains unaltered, thereby retaining the overall scale and form of the building.

- The extension linking the existing garage to the dwelling is also considered acceptable in design terms. At present, the separation between the main house and the garage is relatively narrow, and the garage itself is positioned well behind the principal elevation. While the proposed infill will enlarge the footprint, the garage will continue to appear subservient to the main dwelling. Due to its set-back position and modest scale, the resulting building would not appear overly elongated or dominant within the street scene. It is further noted that several neighbouring properties, including Nos. 2 and 32 Compton Close, already feature garages attached to the main house, making this arrangement a common characteristic of the locality.
- The additional elements of the proposal, including the replacement of the glazed conservatory roof with a solid roof, the removal of the existing chimney and installation of a new flue, and alterations to fenestration, are considered as minor changes. These works will not materially alter the character of the dwelling and are not expected to have any adverse impact on the wider 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 property is set at a reasonable distance from neighbouring dwellings, which reduces the potential for adverse amenity impacts.
- The proposed dormers are located on the front (south) elevation, facing the public highway rather than adjoining gardens. This orientation ensures that the new first-floor openings will not give rise to any direct overlooking of private amenity areas, including the rear garden of No. 2 Compton Close. Views from the dormers would be limited to areas already open to the public realm, and therefore no material loss of privacy would result.
- A rooflight is proposed on the rear (north) elevation, which might create the potential for overlooking towards the rear garden of No. 2 Compton Close. However, this rooflight is specified to be fitted with obscured glazing, thereby preventing any loss of privacy.
- The dormers are modest in scale and contained within the existing roof slope. As the proposal does not include any increase in ridge height, the overall scale and bulk of the dwelling would remain unchanged. As a result, the proposal would not appear overbearing or give rise to unacceptable impacts on outlook for neighbouring properties.

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.

- There are records of bats and hedgehogs in the vicinity, with nesting swifts also present in the wider area. Therefore, the Council's Ecologist was consulted on the application.
- From the site photographs, several potential bat roost features were noted, including gaps beneath roof tiles at the gable end, raised tile edges, gaps in the chimney, and a missing soffit vent. Given these features, a Preliminary Roost Assessment (PRA) was required prior to determination. The submitted Bat Activity and Nesting Birds Report (ABR Ecology, August 2025) confirmed that no evidence of bats was found. The property was assessed as having low potential for roosting bats due to the limited number of potential entry points, but subsequent bat activity surveys recorded no bats using the building. As such, the dwelling and garage are now considered to hold negligible potential for roosting bats.
- The report also noted that bats were recorded foraging and commuting within the site, and that the garden contains potential habitat for hedgehogs. No nesting bird habitat was identified on the building itself, although the wider area provides suitable opportunities. In light of this, precautionary working methods for hedgehogs will be required during construction, including appropriate storage of materials, covering excavations overnight, and the careful management of waste and chemicals.
- The Council's Ecologist has advised that the recommended lighting strategy, along with the mitigation and enhancement measures set out in the ecological report for hedgehogs and nesting birds, must be implemented.

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.
- Although the proposal introduces first-floor accommodation, the dwelling will continue to function as a three-bedroom property. In accordance with the Residential parking standards SPD, only two on-site spaces are required for a dwelling of this size.
- The proposal includes the extension of the existing garage, which will enlarge its internal dimensions to meet current standards for accommodating a parked vehicle. This improvement, alongside the existing driveway provision, ensures that adequate on-site parking is available. Therefore, the proposal raises no concerns with respect to parking provision or highway safety.

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 ☐