

DELEGATED OFFICER REPORT

Application Ref: H/25/99628

Site Address: 1 FOUNTAIN COURT, HEDGE END, SOUTHAMPTON, SO30 4QF

Case Officer: Charlie Vallis

Description: Two storey front extension over existing porch, loft conversion with 3no. front facing velux windows and 1no. rear facing dormer.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Southern Water foul sewer runs across site		

Planning History?	Yes ☒	No ☐
• Z/16962/002/00 – Eight terraced houses with garages – Jun 1979 • Z/16962/005/00 – Erection of 5 detached and two semi-detached houses with garages – Permit – Mar 1981		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter of Objection received: Neighbours at 16 Upper Northam Road have raised an objection on the grounds of loss of privacy and overlooking, and its impact on the enjoyment and amenity of the home and garden. - Elevated position and orientation of the dormer, resulting in substantial increase in overlooking, and increased proportion of private garden visible from 1 Fountain Court – compromising sense of privacy and security experienced in their rear amenity space. - Cites a large tree within the garden of 18 Upper Northam Road, which provides a degree of natural screening between properties. However, due to its ownership, there is no guarantee that it will remain in place in the future. Its removal or reduction would further exacerbate loss of privacy caused by the proposed development. - If the application is not refused, they have suggested amendments to mitigate overlooking, such as switching the plans and putting the dormer at front of the property or obscuring the dormer windows.		
Parish Council:	No comments received		
Southern Water:	No objections		
EBC Ecology:	There are records of bats near this site. I don't see any potential bat roost features in the site photos or 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.		

Site Visit:	Yes ☒	No ☐
Details: 22.8.25		

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.

Assessment:Site and proposal:

- The application site contains a two-storey link-detached dwelling, located to the north of Fountain Court, a small cul-de-sac to the east of Little Park Close. The dwelling is set back from the road behind a low brick wall and front garden, with a driveway along its east leading to a garage, and a fully enclosed rear garden.
- The surrounding area is characterised by residential properties, with variation in their style, appearance and external materials.
- The proposed development consists of a two-storey front extension over an existing front porch and a loft conversion, including 1no. rear dormer and 3no. front roof lights.

Principle:

- The application site lies within the urban edge where the basic principle of development is considered acceptable, with any formal approval being based upon the exact nature, design and impact of that proposal being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Design and layout:

- The proposed front extension, rear dormer and front roof lights are suited to the host dwelling in terms of their form, scale and appearance.
- The proposed front extension does not bring the built form forward of the existing front porch and would use materials to match the host dwelling. Although introducing a new architectural feature, the first floor front extension echoes existing gable features present in the locality and is suited to its character.
- Screening by vegetation to the front of 20 Little Park Road, and its set-back in relation to neighbouring properties would also reduce its prominence within the street scene.
- The proposed rear dormer would not be overly noticeable from the street scene, whilst the proposed roof lights are a low profile addition to the dwelling.
- The proposal would not represent overdevelopment of the site, with the host dwelling retaining sufficient rear amenity space. In addition, there would be space on its existing drive to accommodate the 3no. car parking spaces required under the Residential Parking Standards SPD.
- The proposals are therefore considered to accord with policy DM1 (Local Plan 2016- 2036) in that they take account of its locality through appropriate materials, design and scale.

Residential amenity

- The proposed front extension may restrict light and outlook to two windows at 21 Little Park Road, however these windows are obscure glazed and are understood to serve a bathroom and en-suite, meaning that the impact of this extension is not considered unacceptable.
- Although increased overlooking is likely to result from the proposed dormer, its impact on the privacy of neighbours to the rear and side of the host dwelling is not considered unacceptable given that all proposed windows would be rear or front facing and some level of overlooking is to be expected and accepted to residential gardens within urban areas.

- A separation distance of more than 22m between upper floor habitable rooms is maintained with properties to the rear, whilst screening by a mature tree to the rear of the application site further mitigates impact on privacy.
- It should be noted that under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B a rear dormer of the same size as the proposal could be constructed without planning approval. This would therefore form a material consideration in the assessment of this application.
- The development is therefore considered to accord with the 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.

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 informatives 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 ...		