

DELEGATED OFFICER REPORT

Application Ref: H/25/100283

Site Address: 11 CRABWOOD DRIVE, WEST END, SOUTHAMPTON, SO30 3DX

Case Officer: Gina Aftanas

Description: Construction of rear dormer window.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal HEWEB 10 Foul drainpipe and surface water – Southern Water		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
F/09/65371	Side and rear extensions with 2no. dormer windows on front elevation to provide first floor living accommodation	Permit – 02/09/2009
F/10/67318	Retrospective: Extension of existing front dormer window to form a single dormer window	Permit – 8/12/2010

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No Objection subject to a precautionary working method to be added to the decision notice.		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/11/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 HEWEB 10. <u>Character Area Guidance</u> - Maintain the predominant orientation of ridgelines on existing development relative to the slope on Ingersley Rise. - Retain the grass verges and associated semi-mature broadleaved tree planting along Kenilworth Gardens.

- Maintain the importance of the views west from Ingersley Rise.

Proposal:

This application seeks approval for the construction of a rear dormer. The proposed dormer features a flat roof, L-shaped design measuring approximately 5.1m in width, 5.5m in depth at its longest, with a small, high-level window to the eastern elevation and a Juliet balcony to the southern elevation.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey detached dwelling located at the far end of Crabwood Drive in West End. The property is set back from the road by way of a paved driveway with the rear fully enclosed, utilising fence and foliage boundary treatment. The surrounding area is residential in nature, featuring similar style house-types with mature trees opposite the property.

Character and Appearance

The property already has a front dormer window and there are dormer windows on the adjacent properties. The design of the dormer is suited to the host dwelling in terms of its form, scale and appearance by use of a subservient flat roof design and similar materials to the host dwelling. The overall design complements both the host dwelling and surrounding properties with similar dormer designs evident in the immediate vicinity, both to the front and rear of the properties.

The dormer is proposed to the rear of the property, below the roof line, ensuring it will not be seen from the street scene. The development would not be an overdevelopment of the site as sufficient amenity space would be retained, and residential parking standards met.

The proposal therefore conforms with Policy DM1 and Character Area Appraisal HEWEB 10.

Residential Amenity

The development is not likely to affect the neighbouring properties in terms of loss of light or overshadowing due to the property's detached nature and the modest size of the proposal.

The proposed Juliet balcony, which faces the rear garden, is unlikely to result in any unacceptable overlooking of the property at 12 Telegraph Road. This is due to the substantial separation between the gardens and the presence of mature trees along the rear boundary, which provide effective screening for privacy.

The small high-level window on the northern elevation is unlikely to have any significant impact on the neighbouring property at 10 Crabwood Drive, as it will be positioned 1.8m above floor level and measures only 1.5m by 0.26m. Whilst this window and the Juliet balcony would offer some oblique views over the neighbouring garden to the north, this type of relationship is not uncommon in a residential environment.

The development therefore 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.

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.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐