

DELEGATED OFFICER REPORT

Application Ref: H/25/100584

Site Address: 59 TINNING WAY, EASTLEIGH, SO50 9QE

Case Officer: Katie Lasham

Description: Proposed loft conversion with 3no. dormer windows to west elevations and 3no. dormer windows to east elevation.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge		

Planning History?	Yes ☒	No ☐
F/11/70044: Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures. Approved July 2012.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Eastleigh Town Council:	No Objection		
Ecology	The ecology officer makes clear that as the dwelling is relatively new and there are no ecological features of concern within photos of the site on Google Maps, there is no ecology objection to the proposal subject to an informative note being added.		

Site Visit:	Yes ☒	No ☐
Details: 18/12/2025		

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 Appraisals.

Assessment:
<u>Summary of site and proposal</u>
The application site is a two-storey detached dwellinghouse, located on a prominent corner plot of Tinning Way where the principal elevation faces onto an access road that leads to the rear of the property. Tinning Way is part of a large development located close to Eastleigh Town Centre that was granted planning permission in 2012 for 312 new dwellings, as well as an array of other uses. The whole development has been designed with uniformity in its dwelling type, scale of development and architectural detailing and roof development to dwellings only compromise small flat roof dormers.

This application proposes a roof development to the dwelling to create two bedrooms to the second floor and reconfiguration of the first floor to alter the dwelling from a 3-bed to a 4-bed house. As originally proposed this application included three modest pitched roof dormers to the front principal elevation and one long flat roof dormer to the rear elevation. This was not considered acceptable due to its harmful impact to the existing uniformity of the road whereby it would set an unwelcome precedent. Amended plans were sought to reduce significantly the scale of the dormer; these were provided which removed the long flat roof dormer and this was replaced with three small flat roof dormers, with the central dormer slightly larger to allow for headroom to the stairway. The three front dormers also changed from pitched roofs to flat roofs.

There has been no requirement for re-consultation to neighbours with the amended set of plans as the scale of the dormer reduces the bulking and the number of windows proposed reduces, and the dormers do not span any further across the roof than that of the original proposed long flat dormer.

Initial Matters

The submitted plans originally showed the garage as being converted in the most part to a playroom, which was shown on both the existing and proposed plans. Condition 35 of the original consent of this development for the 312 homes (planning reference: F/11/70044) restricted a garage from being converted into living accommodation without prior consent from the Local Planning Authority. No such permission has been granted at this dwelling, and these works are therefore not regularised. For this reason, the garage is now shown as only a garage on the plans and not as the unauthorised playroom, for which separate planning permission will be required. The applicant has been made aware of this.

Principle of development

The development is within the urban edge where the principle of development is acceptable in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

The proposed six dormers across the front and rear elevation are of an appropriate scale to not appear unduly jolting within the street scene or over dominant to the roof due to their modest scale and their flat roofs which minimise bulk across the roof. Flat roof dormers are the only form of roof development along this road which these proposed dormers will assimilate with. The development does not create over development of the dwelling and offers symmetry with the windows directly below them, ensuring the dwelling appears balanced, a characteristic of this road. The one larger dormer to the rear elevation is the centre dormer; whilst larger than the other dormers it is not so large as to appear a jolting addition to the street and does not appear over dominant against the main roof, ensuring the character of the area is safeguarded.

Whilst there are six dormers proposed to this dwelling located on a corner plot, due to the orientation of the dwelling on Tinning Way, the longer range views from the street scene only allow visibility of one roof elevation at any one time unless facing directly in front of the dwelling, further minimising any harm the six dormers create on the surrounding street scene.

Overall, the design of the dormers is well suited to the host dwelling in form, scale and appearance and offers good design principles that allow the roof to assimilate well within its

surrounding context, in accordance with Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Impact on residential amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it.

The proposed dormers to the principal elevation front onto no. 57 Tinning Way which has no existing fenestrations or dormers at second floor level, ensuring there is no harmful impact by way of overlooking or loss of privacy onto this neighbour. Furthermore, the central dormer window serves an en-suite which will be utilised for daylight rather than outlook further minimising any impacts on neighbouring amenity. No condition requiring obscure glazing to the en-suite has been added as the design of the dormers will offer improved visual amenity with clear glazing whilst ensuring amenity will be preserved. The dormers are set sufficiently far away from the neighbouring garden of no.57 to not harmfully create loss of privacy, overlooking or perceived overlooking.

No.61 Tinning Way is located to the rear elevation of the property, and it is this neighbour's side elevation that will face onto the rear elevation of no.59. There is an existing second floor small side window at no.61 that will be impacted by the proposed dormers. However, the proposed central dormer which aligns with the existing side window of no.61 is serving a hallway, a non-habitable room and section drawings submitted show there will be limited ability to look out of this window due to the floor height adjacent the window not offering any prominent views to the neighbouring property, minimising any possible overlooking or loss of privacy. No condition requiring obscure glazing to the hallway dormer window at second floor has been added as the design of the dormers will offer improved visual amenity with clear glazing whilst ensuring amenity will be preserved.

The two dormers either side of the central dormer are considered appropriately located to ensure that they do not create harmful overlooking onto no.61's dwelling or private amenity space with sufficient distance between the dormers and the proposed dwellings and its garden and the existing garages to no.59 and no.61 further obscure the northern most dormer from having any harmful impacts onto no.61's privacy.

For the reasons stated above, the development 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.

Impact on highway safety and parking

Policy DM14 of the Local Plan requires all proposals to provide adequate parking to ensure highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provisions.

This scheme proposes to add one additional bedroom, altering from a 3-bed house to a 4-bed house. The dwelling has two existing tandem parking spaces. The Parking Standards SPD requires a 4+ bedroom house to have three on-plot parking spaces and no additional parking spaces are proposed as part of this application. The dwelling is to remain as a dwelling used as a single-family unit and whilst it falls short by one parking space, this is not so harmful as to significantly impact the highway safety or parking in this area and would therefore be in accordance with the aims of Policy DM14 of the Local Plan.

Impact on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats and features. It also requires all proposals to seek a net gain of biodiversity on all development sites.

The ecology officer was consulted on the proposal and raised no concerns with the installation of the roof dormers, noting that the dwelling was relatively recently built and from photos there were no potential areas of bat roost features, noting that whilst bats are common in the area, they are found in more suitable locations, in accordance with the aims of Policy DM11 of the Local Plan. 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; (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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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

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Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...