

DELEGATED OFFICER REPORT

Application Ref: H/25/100385

Site Address: 44 VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31 1ES

Case Officer: Gina Aftanas

Description: Application to convert the loft space to bedroom and ensuite areas with roof lights and dormer window and to extend the porch at ground floor level.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded in the area		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
O/12/71522	Outline application with all matters reserved (except for access) for construction of up to 250 dwellings, Sunday's Hill Bypass and new junctions with Heath House Lane and Dodwell Lane, public open space including equipped children's play area, associated landscaping and diversion of electricity cables underground following demolition of existing vehicle repair buildings, Meadow View and structures associated with Salisbury Bungalow.	Permit – 28/11/2013
R/14/75595	Reserved matters application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 189 dwellings (Phase 1) with ancillary road, landscaping, car parking, drainage and sewage pumping station.	Approve the reserve matters – 12/06/2015
R/15/76606	Reserved Matters: application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 61 dwellings (Phase 2) with ancillary road, landscaping, car parking, drainage and sewage pumping station.	Approve the reserve matters – 11/09/2015

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:			

Parish Council:	No Objection
Ecology:	No objection subject to informatives being included within the decision notice.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/11/2025 – 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.

Proposal:
This application seeks approval for the conversion of the loft space, including the addition of two dormer windows and two Velux rooflights. It also proposes an extension to the ground-floor front porch and the relocation of an existing window on the northern elevation from the first floor to the ground floor. The proposed northern dormer would project approximately 1.1m from the roof plane, measure approximately 2.54m in width and 2.38m in height, incorporate a Velux-style window, and remain below the existing roofline. The rear dormer would extend approximately 2.57m in depth, 3.34m in width at its widest point, and 2m in height to align with the original roofline. This dormer would feature a window measuring 2m by 1.6m. Both dormers are to be finished in materials that match the existing dwelling. The front porch is proposed to be upgraded with a pitched roof, increasing its height by approximately 1.11m and its depth by 0.2m, and will be enclosed using materials consistent with the host dwelling.

Assessment:
<u>Principle</u> 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. <u>Site and Surroundings</u>

The application site comprises a two-storey detached dwelling located near the centre of the Vantage Copse development. The property is set back from the road by way of front garden area and paved driveway that wraps around the side of the property, the rear garden is fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Character and Appearance

The design of the proposals are suited to the host dwelling in terms of their form, scale appearance by remaining within the scope of the current roofline and original building outline conforming with policy DM1.

The roof configuration integrates effectively with the established character of the area, reflecting the existing mix of roof styles within Vantage Copse. The use of a pitch roof design for the porch compliments others within the vicinity, the nearest being numbers 41 and 46.

While the proposed additions will be perceptible within the public realm, their siting, scale, and design ensure that they will not have an adverse impact on the wider street scene or undermine its established character.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

The neighbour to the south of the application site, number 45, is not likely to be affected by the development as there are no additions proposed to this side of the property.

A dormer is proposed on the side of the neighbour to the north of the property, number 43; however, the height and positioning of the dormer, as well as the use of a velux-style window will ensure no overshadowing or loss of privacy will be encountered.

An objection was received during this application from the rear neighbouring property at 32 Vantage Copse. The points raised have been carefully considered as part of the assessment, and the findings are outlined below.

The proposed rear dormer and window face in the direction of number 32 Vantage Copse; however, due to the position of the window set back within the roof, the slight angle of the property, and the separation distance of over 23 metres it is not considered that the dormer would result in an adverse loss of privacy to those neighbouring residents. In addition, as the dormer is proposed on the western elevation, the direction of the suns movement, and that it will sit within the existing roofline, is not anticipated to cause any measurable impact in terms of loss of light or overshadowing to this neighbour.

Any dust or noise created in relation to the construction of development would be dealt with by separate environmental legislation at the time.

Any potential loss in property value does not constitute a material planning consideration and therefore cannot be taken into account in the assessment of a planning application.

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.

Ecology

Due to records of bats within the area, our ecology team were consulted as part of the application. After reviewing the site, they have concluded no potential bat roosts on the property and therefore have no objection to the proposal subject to the following informatives being included within the decision notice.

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-abat-during-works>.
- 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, together with planting flowers for pollinators in this garden. A range of flowering plants should be selected to provide a long flowering season, including plants that flower in the spring, summer and autumn. If it is not possible to add them to the garden, flowering plants in pots can be used.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/buildings-planning-and-development/batboxes/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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 ☐