

Application Number: H/21/90929
Case Officer: Craig Morrison
Received Date: 24/06/2021
Site Address: 5 Bridge Close, Bursledon, Southampton, SO31 8AN
Applicant: Chris Deacon
Proposal: Single storey side and rear extensions, Raising and extension of roof to create first floor accommodation with addition of rear dormer.

Recommendation: **PERMIT**

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 280-P.09 A, 280-P.01, 280-P.06 A, 280-P.05, 280-P.08 A, 280-P.02, 280-P.07 A, 280-P.03, 280-P.04 and 279-P.01.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the [existing/ adjoining] building[s].

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Class B of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive

approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee in the interest of transparency because the applicant's agent is contracted to work for the Council.

Site Characteristics and Character of the Locality

2. The application site is a bungalow located on the western side of Bridge Close which consists of mid-twentieth century bungalows. There are 6 bungalows on the southern side of Bridge Close including number 5. Numbers 2-5 have a uniform design and together with the slope in the road this contributes to a strong roofscape.

Description of Application

3. The proposal is to remove the existing UPVC extension to the side of the dwelling and replace it with a brick constructed extension in the same location with a pitched roof. This would tie in with the replacement roof which would be raised to give a total ridge height of 5.6m compared to the existing 5.2m (an increase of 0.4m). The angle of the roof slope would change from approximately 35 degrees to 37 degrees. The application has been amended from initial submission to remove the gable end from the boundary with 6 Bridge Close. The proposal now has a hipped roof to all sides.
4. A dormer would be installed in the rear roof slope measuring 4.5m in width and 2.3m in height. The roofspace created would serve an upstairs bedroom.
5. A single storey extension is proposed to the rear of the property measuring 3.5 metres from the rear wall of the property to meet the rear wall of the existing outrigger and spanning the remaining width of the rear of the property.

Relevant Planning History

33405/000/00 - Construction of Single Storey Rear Extension – Permit - 31-08-1994

Representations Received

None

Consultation Responses

Bursledon Parish Council – No objection however, we are mindful of the Heritage Officer's comments

Case Officer Note: The Council's Built Heritage Consultant has not been consulted on this application. While the existing dwelling is pleasant in design and style it is not of any significant architectural or historic interest such that it would warrant the input of the Built Heritage Consultant.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Development Plan Saved Policies and Emerging Local Plan Policies

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 25.NC (Promotion of biodiversity);
- 59.BE (Design criteria);
- 104.T (Off-highway parking);

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

6. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

7. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in late 2021. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The most relevant policies are:

Development Management policies:

- DM1 (General Development Criteria);
- DM11 (Nature Conservation);
- DM14 (Car Parking);

Hampshire Minerals and Waste Plan

Policy 15 – Safeguarding of Mineral Resources.

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards SPD

National Planning Policy Framework

8. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.
9. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

10. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

11. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

12. The application site is located within the urban edge; where the principle of development or redevelopment is acceptable subject to consideration of detailed matters such as design and amenity.

Design and Appearance:

13. Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting.

14. The rhythm of the roofscape and uniformity of the bungalows on the southern side of Bridge Close contributes strongly to the character of the area. The increased roof height of the works proposed would add only 0.4 metres of additional height to the property together with a minor increase of 2 degrees to the pitch of the roof slope. It is considered that this would be largely imperceptible. It is also noted that number 6 Bridge Close is of a different design that already has a lower ridgeline than number 5 despite being on higher ground. It is important to ensure that further extensions to the roof including a hipped to gable extension does not further increase the bulk of the roof and close the gaps between 5 and 6 Bridge Close. A condition is recommended to remove permitted development rights for further roof extensions under Class B of the GPDO to achieve this.

15. Glimpsed views of the rear dormer would be possible from the East along Bridge Close, however it would be partly shielded from view by the existing outrigger to the rear of the bungalow and would be set down from the ridgeline of the bungalow. The extra bulk added is therefore unlikely to be a prominent feature when viewed within the streetscene.

16. The single storey rear extension would not be easily perceived from public viewpoints and would therefore have a limited impact on the character of the streetscene.

17. The design of the development is considered to be acceptable and takes full and proper account of the character of the area in accordance with the relevant requirements of Saved Policy 59.BE.

Access, Parking and Transport Matters:

18. The proposal would take the property from a 2 to a 3 bedroomed dwelling. In line with the Residential Parking Standards SPD this does not increase the need for parking on the site which remains adequate.

Ecology and Trees:

19. Due to the age and construction of the property it is not considered that the works to existing concrete tiled roof are likely to affect protected species

including bats or designated habitats. The proposal therefore complies with Saved Policy 25.NC.

20. There are no significant trees within the rear garden of the property.

Residential Amenity:

21. Saved policy 59.BE requires proposed development to avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

22. The addition of the first floor dormer would result in some additional overlooking to both 4 and 6 Bridge Close, however this would be at an oblique angle and is not unusual for properties within an urban area. Despite the increase in overlooking therefore this is not considered to result in an unacceptable impact on either neighbour.

23. The property to the rear 'Melody' located on Bridge Road is approximately 35 metres away which The Council's Quality Places SPD highlights achieves reasonable privacy by virtue of remoteness. It is therefore considered that the overall impact on neighbours' privacy is acceptable.

24. The limited increase in height of the roof is unlikely to result in a significant loss of light in itself to 4 or 6 Bridge Close and the Dormer would predominantly cast shadow over the roof slope of the host dwelling. The rear extension is located close to the boundary with 6 Bridge Close. The nearest part of 6 Bridge Close is believed to serve a garage and therefore contains no habitable windows. The nearest windows would pass the daylight and sunlight tests within the Council's Quality Places SPD and therefore any loss of light would likely be acceptable. The existing outrigger of the host dwelling separates the single storey rear extension from 4 Bridge Close such that there would be no appreciable amenity impact on this neighbour from this aspect of the development.

25. The proposal therefore complies with the relevant amenity considerations of Saved Policy 59.BE.

Climate Change:

26. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The Climate Change and Environmental implications of this application and their proposed mitigations have been considered

Equalities Implications:

27. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

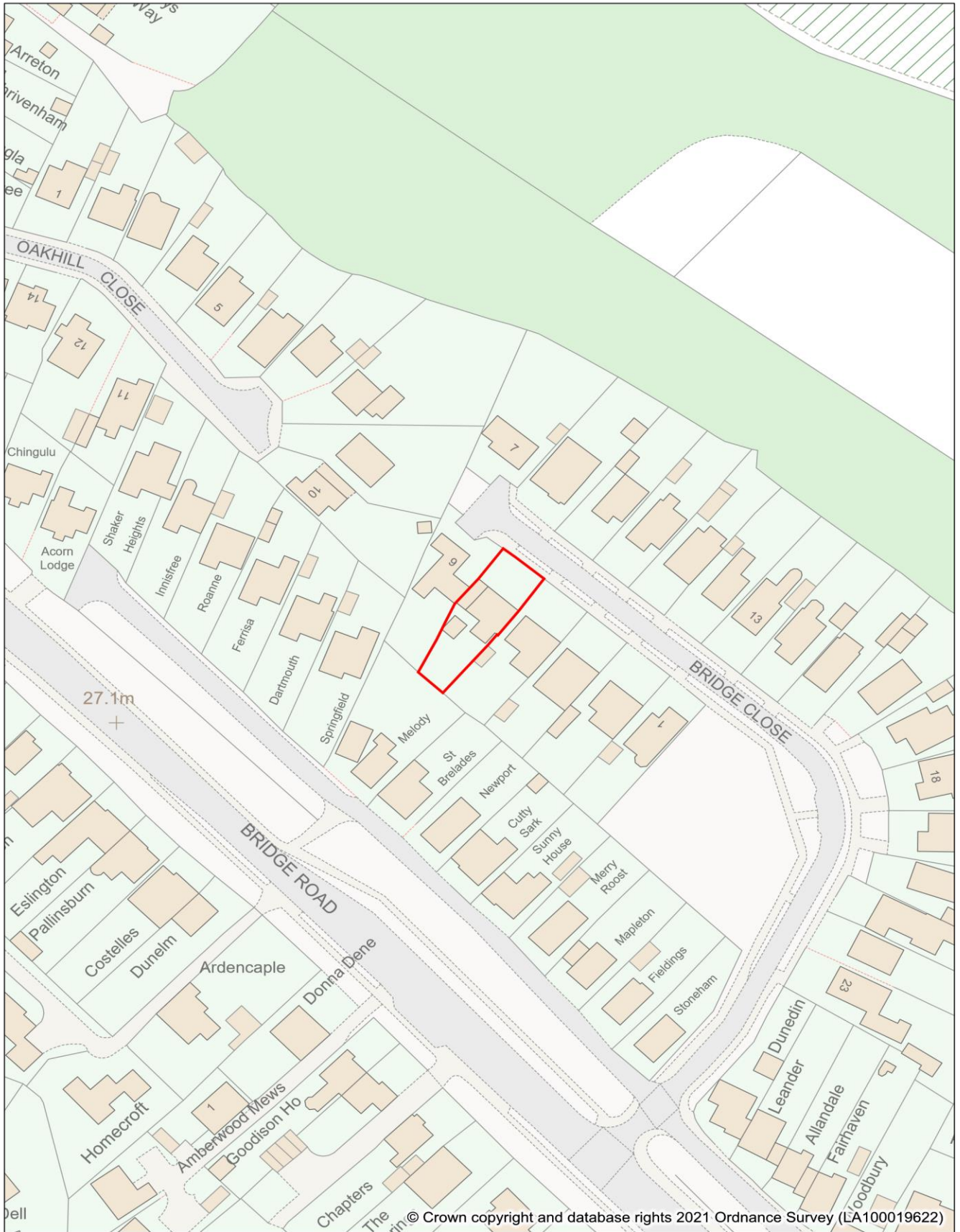
- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic 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.

28. 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

29. The proposal is acceptable in principle and in respect of its impacts on neighbouring amenity, ecology, trees, parking provision and the character of the area. The proposal complies with the relevant policies of the adopted local plan and is therefore recommended for approval.

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Department:	H/21/90929
Date: 31/08/2021	Scale: 1:1250