

DELEGATED OFFICER REPORT

Application Ref: H/26/100776

Site Address: 12 SEDGWICK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FH

Case Officer: Gina Aftanas

Description: Erection of single storey side/front extension and rear dormer.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge BIFOH 9 Character Area Appraisal 30, 100 and 1,000-year extent surface water just outside of the boundary line Bats recorded in the area		

Planning History?	Yes ☐	No ☒
There is no relevant planning history related to this site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
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 13/02/2026 – 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 BIFOH 9. <u>Character Area Guidance</u> • Maintain the formal building compositions around route intersections and open spaces. • Maintain the predominant orientation of ridgelines in existing development relative to the slope. • Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive. • Maintain the importance of the open green spaces at the centre of loops in any new development. • Maintain uniformity in building heights within each street.

Proposal:
This application seeks approval for single storey front/side extension and dormer to the rear. The front/side extension is of a flat roof design and measures approximately 3.3m in width, 3.35m in depth and 2.8m in height at the lowest part of the slope with 1no. window to the front elevation. The rear dormer measures approximately 5.9m in width, 3m in depth

and 2.7m in height utilising concrete plain hanging tiles and 2no. windows to the rear 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, semi-detached dwelling located towards the middle of Sedgwick Road, north of Fair Oak Road in Bishopstoke. The property is positioned at an angle to the road and is in a slightly elevated position. It is set back from the road by way of paved driveway and grass area area, with the rear fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring similar style house-types.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The single-storey front/side extension is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and materials to match the host dwelling. The flat roof design will be a continuation of the side extension already in place, with windows only proposed to the front elevation. Development to the front of the property is noted at other properties along Sedgwick Road, namely 28 and 29 Sedgwick Road, meaning this aspect of the proposal would sit comfortably within the street scene.

The rear dormer element of the proposal would sit below the main roof ridge of the host dwelling and be set in from the sides. As a result, it will only be fleetingly seen from the public realm when approached from the north and is therefore considered to comply with character area appraisal BIFOH 9.

As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and character area appraisal BIFOH 9.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the positioning to the side of the property, the only neighbouring property at number 15 Sedgwick Road is likely to be affected by the front/side extension element of this proposal. However, given the single-storey nature of the proposal and its siting, it is not expected to result in any harmful impact on this neighbour. While the outlook from this property would alter, the change would be experienced primarily from the porch, which is a non-habitable space, and therefore would not give rise to any material harm to residential amenity.

Similarly, owing to the neighbour's set-back position and the sun's movement to the front of the host dwelling, the proposal is not anticipated to cause any additional loss of light beyond the existing situation created by the two-storey host dwelling. As no windows are

proposed in the side elevation of the extension, there would be no resulting loss of privacy for the neighbouring property.

The rear dormer element of the proposal is set in from both sides of the host dwelling and positioned below the original roof ridge. Given this design approach, and with the nearest property to the rear located over 70m away, the dormer is not expected to result in any significant harm to neighbouring amenity.

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

Parking

As there are no additional bedrooms or loss of parking within this proposal, the current driveway, with space for at least 2 cars, is sufficient and complies with the required allocation set within the residential parking standards.

Ecology

Due to records of bats near this site, the Council's Ecology Team were consulted as part of this application. After reviewing the site, they have no objections to the proposal, subject to the below 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Nesting birds may be using the shed if there are gaps which could allow access. Bird nesting season is usually between March and August, however birds may be found nesting at any time. The shed should be checked for nesting birds before it is removed.
- If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- 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 to add to the main house and could be built into the side of the dormer. 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/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; (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 ☐