

DELEGATED OFFICER REPORT

Application Ref: H/26/100720

Site Address: 57 FIRS DRIVE, HEDGE END, SOUTHAMPTON, SO30 4QQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Construction of first floor front/side extension.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• H/20/89075 - Single storey rear extension - Permit - 08/12/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	No objection.		
Tree Consultant:	No arboricultural objection to the proposed development.		

Site Visit:	Yes ☒	No ☐
Details: 26 th January 2026.		

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 for Hedge End, West End and Botley (HEWEB 71)

Assessment:
<u>Site context and surroundings</u>
57 Firs Drive is a detached two-storey dwelling located on the western edge of Hedge End. The dwelling is of an L-shaped form and incorporates an integral double garage. The site occupies a corner position within a cul-de-sac. The principal private amenity space serving the dwelling is located to the east and south-east of the property, forming a side garden area. There are Tree Preservation Order (TPO) protected trees located within the south-eastern part of the plot. The surrounding area is residential in character, consisting predominantly of detached two-storey dwellings.

Proposal

The application seeks planning permission for the construction of a first-floor front/side extension above the existing double garage.

The extension would enlarge part of the first-floor accommodation, primarily to increase the size of an existing bedroom and to provide an additional en-suite bathroom.

The extension would be constructed above the footprint of the existing garage and would continue the existing roofline. Externally, the proposal would utilise materials to match the existing dwelling as closely as possible, including matching roof tiles, render and black uPVC windows.

Policy and Principle

The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed extension would be located above the existing double garage and would follow the existing roofline and architectural form of the dwelling. Although the extension would not be set down from the main roof, it would integrate with the established roof structure and would appear as a natural continuation of the existing building rather than as a visually separate addition.
- The submitted elevations plan confirms that the materials and architectural detailing would match those of the existing dwelling, including render finishes, roof tiles and window styles. As such, the proposed extension would not appear incongruous or overly dominant when viewed as part of the overall building composition.
- Furthermore, whilst the site occupies a corner position within the cul-de-sac, the dwelling sits towards the end of the street and is partially screened by surrounding landscaping and neighbouring buildings. As such, the proposed extension would not be highly prominent within the wider street scene.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed extension would be positioned above the existing garage projection on the front/side elevation of the dwelling and is sufficiently separated from neighbouring habitable room windows. Given the scale and positioning of the extension, it is not considered that the development would result in overbearing impacts, loss of outlook, or unacceptable loss of daylight or sunlight to neighbouring properties.

- The proposal includes a front-facing window within the proposed extension. This window would face towards the street frontage and areas already visible from the public realm. As such, the development would not introduce any material overlooking towards neighbouring private amenity spaces or habitable rooms.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has reviewed the application and raises no objection to the proposal.
- Although there are records of bats in the vicinity of the site, the Ecologist has advised that the existing building does not appear to contain obvious bat roosting features based on the available information.
- In accordance with Local Plan Policy DM11 and national guidance, the Ecologist recommends that biodiversity enhancement measures be incorporated within the development. Appropriate measures could include the installation of a bat box and a swift nest box integrated within the new extension, together with the inclusion of planting within the garden to support local wildlife.

Trees and landscaping

- There are Tree Preservation Order (TPO) protected trees located within the south-eastern part of the site.
- The proposed extension would be constructed above the existing garage and is therefore well separated from the protected trees and their root protection areas.
- The Council's Tree Officer has raised no arboricultural objection to the proposed development. It is therefore considered that the proposal would not adversely affect the protected trees.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would involve the construction of a first-floor extension above the garage but would not alter the footprint or usability of the garage space, nor would it affect the existing driveway arrangement.
- In addition, the proposal would not result in an increase in the number of bedrooms within the dwelling and the property would remain a five-bedroom house. As such, the development would not generate additional parking demand.

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. 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.

Conclusion:

Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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