

DELEGATED OFFICER REPORT

Application Ref: H/26/100749

Site Address: 28 ST MARGARETS ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DH

Case Officer: Gina Aftanas

Description: A small infill extension to the rear of the existing garage, alongside the conversion of the garage

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BIFOH 8 Bats recorded nearby Great Crested Newts IRZ – Red Zone Southern Water pipe within the site		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/19034/001/00	Single storey rear extension	Permit – 12/12/1984
Z/19034/002/00	Erection of two-storey side extension	Permit – 05/02/1988
PD/25/100034	Conversion of garage into a bedroom and bathroom	Planning not required – 03/10/2025

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	The plan provided by the developer drawing existing Layout 001 shows a sewer crossing the site which is not shown on our records. An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public. Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, Eastleigh Borough Council Eastleigh House Upper Market Street Eastleigh SO50 9YN Your ref H/26/100749 Our ref DSA000050980 Date 4th February 2026 Contact Tel 0330 303 0119 the number of properties served, and potential access methods before any further work can proceed on site.		

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:

"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."

Policy:

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 8.
Character Area Guidance

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the grass verges.
- Maintain the predominant brick wall plot boundaries.
- Maintain a uniformity in building heights within the street.
- Ensure that any backland development is subordinate to the existing development.

Proposal:

This application seeks approval for the erection of a rear single storey, mono-pitch infill extension and conversion of garage to habitable space. The extension measures approximately 2.9m in depth, 3.58m in width and 3.53m to the pitch in height, utilising matching brickwork to finish and an outside door to access the rear garden. The existing garage door is to be replaced with a window with the infill below and to the sides with brickwork.

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 detached dwelling located toward the eastern end of St Margaret's Road, west of Church Road in Bishopstoke. The property is set back from the road by way of gravel and concrete driveway, with the rear fully enclosed utilising fence and brick wall boundary treatment. The surrounding area is residential in nature featuring differing 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 extension is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The mono-pitch roof will sit comfortably within the site as well as the surrounding area as pitch roofs are a common feature within the vicinity. The removal of the garage door and its replacement with a window on the

front elevation will enhance the appearance of the property and the wider street scene. Garages of this type are not a characteristic feature of St Margarets Road, so the alteration will help the dwelling sit more comfortably within the established area.

The development is to the rear of the property, but due to the detached nature of the dwelling, it may be seen from the public realm. This will only be fleetingly on approach from the west, and the modest size, similar roofline and use of matching materials will ensure there is no negative impact on the street scene.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. 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 8.

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.

The most likely neighbour to experience any effect is 26 St Margaret's Road, as the proposed development sits on the eastern side of the plot. However, the neighbouring house already extends beyond the proposed building line, has no windows on the relevant section of the elevation, and is separated from the site by a solid brick boundary wall. Given the proposal's single-storey height, absence of windows to the side elevation, and modest overall scale, it is not likely to result in any material loss of privacy, light, or outlook for this neighbour.

No other neighbours are likely to be affected by the development due to its positioning and modest form.

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

During the site visit, it was noted that adequate parking would remain on site despite the loss of the garage. The front of the property provides a generous driveway area capable of comfortably accommodating the required three vehicles.

Southern Water

Due to pipework recorded within the site, Southern Water were consulted as part of this application and responded with the following comments.

- The plan provided by the developer drawing existing Layout 001 shows a sewer crossing the site which is not shown on our records. An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public.
- Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.
- Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.
- Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.
- possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records.

Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, Eastleigh Borough Council Eastleigh House Upper Market Street Eastleigh SO50 9YN Your ref H/26/100749 Our ref DSA000050980 Date 4th February 2026 Contact Tel 0330 303 0119 the number of properties served, and potential access methods before any further work can proceed on site.

Ecology

Due to records of bats, slow worms, badgers and hedgehogs nearby, the Council's Ecology Team were consulted as part of this application. After reviewing the site, potential habitat for protected species likely to be affected by this proposal were not found. They have no objection to this proposal subject to the following informatives being included within the decision notice.

- A precautionary working method must be used to prevent harm to wildlife that could be using this site.
It should include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
Any excavations must be covered at night or be fitted with a small animal escape ramp.
No fires can be lit on site.
Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- Biodiversity enhancements will be required in accordance 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. 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 ☐
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