

DELEGATED OFFICER REPORT

Application Ref: H/26/100707

Site Address: COACH HOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH

Case Officer: Gina Aftanas

Description: Two storey side extension

Particular Site Constraints?	Yes ☒	No ☐
Within the countryside Listed building within the curtilage of the site Bats noted within the area Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
L/14/74542	Conversion and alterations to barn to from 2no. 4-bed and 1no. 3-bed dwellings with associated barn for car parking, amenity areas and landscaping.	Grant listed building consent - 06/02/2015
F/14/74543	Conversion and alterations to barn to from 2no. 4-bed and 1no. 3-bed dwellings with associated barn for car parking, amenity areas and landscaping.	Permit - 06/02/2015

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Comment Received		
Environment Agency:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Heritage Officer:	No Objection This proposed extension is entirely in keeping with the existing building and is on a side of it entirely away from the two listed structures to which it will not cause any harm. It will incidentally provide some articulation to this elevation increasing its interest.		

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> In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: <i>"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to</i>

the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

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, S2, S5 and S8; and Development Management policies DM1, DM2, DM11, DM12, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards.

Proposal:

This application seeks approval for a two-storey dual pitch roof side extension. The proposal measures approximately 7.7m in depth, 4m in width and 7.1m in height to meet the existing roofline. The design incorporates 1no. roof dormer and a new ground-floor door on the rear elevation, 2no. roof lights and an additional ground-floor door on the front elevation, and 1no. obscured first-floor window on the side elevation. The proposal utilises brick and tile materials to match the host dwelling.

Assessment:

Principle

While the site is within countryside where the types of development are restricted, Policy DM26 allows the extension of a permanent dwelling providing no additional residential properties are created. As such, the principle of development is 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 set within the curtilage of a listed building at Moorgreen Farm. The site is located along Burnetts lane, within the countryside. It consists of a large gravel parking area to the front of the property, with 3no. parking spaces allocated to the application site, along with further parking to accommodate the neighbouring properties with space to turn. The rear of the property is fully enclosed utilising brick wall and fence boundary treatment. The surrounding area includes residential properties of a similar design in the vicinity, Grade II listed buildings and countryside fields surrounding this.

Character, Appearance and Heritage Asset

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.

In addition, Policy DM12 states that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be.

In addition, Policy DM26 requires that residential extensions in the countryside are not disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage.

The design of the extension is suitable to the host dwelling in terms of its form, scale and appearance by meeting the existing roofline and utilisation of matching materials. The incorporation of dual pitched roofs and a design that is in keeping with the host dwelling and neighbouring properties, allows the extension to fit harmoniously within the settlement of properties. As the extension is sited on the western side of the property and is shielded by the neighbouring properties, it will not likely be visible from the listed buildings.

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 Policies DM1, DM12 and DM26.

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 location and design of the proposal not extending further than the existing rear-built line, it is unlikely that the abutting neighbouring property will be negatively impacted by the development. The Stable, to the south of the application site will also not likely be negatively affected due to the separation distance and positioning away from this property.

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.

Heritage

As the application site lies within the curtilage of a listed building, the Council's Heritage Officer was consulted during the assessment process. Following a review of the site and the submitted plans, the Heritage Officer raised no objection to the proposal and provided the following comments.

"The Coach House is situated on the west side of the farmyard adjoining the main barn and the proposed extension is on the west end of the main barn structure projecting westward from the existing built form. The form of this extension follows that of the main barn in both section and materials with the first-floor window in the west elevation replicated. A single dormer the same as those in the main barn is proposed for the north side roof and two conservation roof-lights for the south side, all in keeping with the existing vocabulary: ditto with the roof and wall materials.

This proposed extension is entirely in keeping with the existing building and is on a side of it entirely away from the two listed structures to which it will not cause any harm. It will incidentally provide some articulation to this elevation increasing its interest. No objection."

Ecology

Due to records of bats and the site being within an amber impact risk zone for great crested newts, the Council's Ecology Team were consulted as part of the application process. After reviewing the site, they responded with 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-a-bat-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. 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>)

Parking

Policy DM14 requires that a four-bedroom (or larger) dwelling provides three on-site parking spaces. This property already meets that requirement, with three allocated spaces located at the front of the property. As a result, the creation of an additional bedroom does not trigger any need for further parking provision, and the existing arrangement remains fully compliant with the policy.

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 ☐