

DELEGATED OFFICER REPORT

Application Ref: H/26/100882

Site Address: 17 BLOSSOM CLOSE, BOTLEY, SOUTHAMPTON, SO30 2FR

Case Officer: Gina Aftanas

Description: Proposed Front Porch

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge 1,000 year extent surface water outside front boundary Southern Water public sewer under construction site		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Southern Water:	The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker. The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions: 1. No construction works parallel to the sewer within 500mm (in plan). 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process. It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		
Portsmouth Water:	No Comment Received		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 24/03/2026 – 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 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.

Proposal:

This application seeks approval for the enlargement of the front porch. The development is proposed to measure approximately 2.9m in width, 1.8m in depth and 3.5m to the ridge in height, includes 1no. window to the northern elevation, 1no. front door to the western elevation and utilises materials to match the host dwelling.

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 terraced property located towards the northern end of Blossom Close, east of Kings Copse Avenue in Hedge End. The property is set back from the road by way of paved driveway, and the surrounding area is residential in nature, featuring similar style house-types with differing frontages.

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 front porch 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 these types of roof forms are a predominant feature within the vicinity. Due to the siting of the proposal to the front of the property, it will be seen from the public realm. However, due to the use of matching materials and retention of mono pitch roof design, the development will align with the surrounding properties and is not likely to cause harm to 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.

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 neighbouring property at number 18 Blossom Close is likely to experience the greatest degree of impact from the proposal. However, given the modest increase in depth, the absence of windows on the facing elevation, and the path of the sun, the development is unlikely to result in any significant harm in terms of loss of privacy, light, or outlook.

Due to the positioning of the porch, no other neighbours are likely to be affected by the proposal.

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.

Southern Water

Due to a public sewer pipe within the site, Southern Water were consulted as part of the application process. They responded with the below comments which were sent to the agent.

- The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.
- The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:
 1. No construction works parallel to the sewer within 500mm (in plan).
 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.
- The works will be subject to approval under the 'Declaration of Works' self-certification process.
- It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water.

However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:
<https://developerservices.southernwater.co.uk>

A condition was also requested, however as it did not meet the requirements of a condition, it will be included as an informative within the decision notice.

- In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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 ☐