

DELEGATED OFFICER REPORT

Application Ref: H/25/100590

Site Address: LABURNUM, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

Case Officer: Alexandra Stone

Description: Raising of roof to create first floor accommodation, single storey rear extension, front porch, cladding to dwelling, new hard standing to drive, front gates and boundary wall.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/26669/000/00 – Permit – 21/04/1983 Rooms in roof space with dormer windows		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments received		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 28/01/2026		

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 Appraisals.

Proposal:
The application is for the raising of existing roof by 2m to create further habitable accommodation within the roof space, the addition of a single storey rear extension measuring approximately 2.3m in depth by 7m in width. There is also the addition of a canopy front porch, new gated entrance with wall and hardstanding driveway. There is also additional cladding to the dwelling. The intention is to use similar yellow colour brick work already in situ with grey cladding. The plot width is 10m whilst the neighbouring property to the north is 16m in width and 22m to southerly neighbour. The overall effect of the proposed additions would alter the appearance of the existing chalet style dwelling into a conventional two storey gable ended property.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character, Appearance and Design

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 detached chalet style property is located within Botley road, to the southeast of Knowle Lane.

The dwellings within the row of houses adjacent to the application site have a variety of roof formations and design with dormer windows and differing materials but are predominantly constructed of brick. The properties are mostly two-storey dwellings with the neighbouring properties being chalet style bungalows with accommodation within the roof using dormer windows, having either tile hanging or cladding to the first floor. There is also a variety of colour brick used for the properties. Some have red brick, others use brown. The application site uses yellow brick. The properties are set well back from the highway and benefit from large driveways with good spacing around them. Overall therefore there is a mix of dwelling styles in the locality.

The application dwelling is currently a brick-built chalet style property with a small amount of cladding to the front of the property to the corner. The application proposes the raising of the roof to provide further accommodation within the roof space. The property would sit to a similar height to the neighbouring property to the south and would maintain the current spacing between properties, albeit at a full two storey level.

The proposed cladding to the front of the property would be of similar design to the existing and unlikely to be intrusive as the brick work is similar to the existing and mirrors the existing design to the front. The cladding to the rear and side elevations are set back so unlikely to be noticeable within the wider streetscene.

The proposals also include a front porch canopy. There are other examples within the road, some being larger than that proposed. There is a gated entrance and wall proposed to the front boundary of the property. The neighbouring property to the south also has a gated entrance and wall. The proposed gate would be set within the boundary to minimise waiting on the highway when entering the driveway.

Although the extended property would alter the design and appearance of the existing property through increases in height and design cladding, it fits well with the mixed character of the area as similar in height to the neighbouring properties and each are unique in design. Therefore, the alterations are in keeping with the character of the area.

- The design of the alterations are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

- The design and layout respects the character and appearance of the locality.

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 proposal is to raise to the roof of the existing chalet style property creating a two storey property. As such, a number of windows that have been proposed in the first floor. The north facing windows proposed serve a bedroom and the stairwell. The window faces the neighbouring property which has a side dormer window. The dormer window has obscured glass and serves a bathroom therefore it is unlikely to cause overlooking (this can be restricted by condition). There are no windows to the southern facing elevation and there is a good distance to the rear neighbouring property. It is considered necessary to remove PD rights for further windows at the first floor level on either sides of the property in order to protect neighbour amenity. The proposals maintain the existing separation distances, also being separated by the single storey garage and with the rear extension being of single storey. With good boundary treatment in place, it is unlikely to cause overshadowing.

- 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.

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.
- Parking – no material change to the number of bedrooms (5) to justify additional parking. In any case sufficient parking contained within front drive to provide 3 spaces for a 5 bedroom dwelling

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 by 2025; (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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		