

DELEGATED OFFICER REPORT

Application Ref: H/26/100891

Site Address: 41 STIRLING CRESCENT, HEDGE END, SOUTHAMPTON, SO30 2SA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a single storey rear extension following demolition of existing conservatory, and conversion of the existing garage to form a study and store

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

Planning History?	Yes ☒	No ☐
• F/04/52756 - Construction of first floor and two storey side extensions - Permit - 18/01/2005		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 24 th February 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 65)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a two-storey, three-bedroom detached dwelling located within the established residential area of North Wildern. The property is finished in facing brick with a concrete tiled pitched roof and includes an integral garage and a rear conservatory addition. The rear garden is predominantly laid to lawn and enclosed by boundary treatments. A side access gate provides access to the rear garden. The surrounding area is residential

in character, comprising predominantly detached and terraced dwellings of similar scale and appearance.

Proposal

The application seeks planning permission for the erection of a single-storey rear extension following demolition of the existing conservatory, together with the conversion of the existing integral garage to form a study (to the front) and a store (to the rear).

The proposed rear extension would project approximately 3.5 metres beyond the rear wall of the host dwelling and would measure approximately 4.7 metres in width. The extension would incorporate a pitched roof form with rooflights and would provide an enlarged family/dining area.

The garage conversion would be internal in nature, with the front portion converted into a study and the rear portion as a store. The existing garage door would be replaced with an infill treatment incorporating a window, finished in materials to match the existing dwelling.

External materials are proposed to match the existing dwelling, including facing brickwork, concrete roof tiles, and UPVC/aluminium windows and doors.

Policy and Principle

The application site lies within an urban edge 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 development is considered to be modest in scale and subservient to the host dwelling. The single-storey rear extension would be located to the rear of the property and would not be readily visible from the public realm, thereby limiting its impact on the character and appearance of the street scene.
- The scale, depth and width of the extension are typical of domestic rear additions within the surrounding area and would not appear over dominant or incongruous. The use of matching materials would ensure that the extension integrates appropriately with the existing dwelling.
- The garage conversion would not result in any material harm to the external appearance of the dwelling. The replacement of the garage door with a suitably designed infill, incorporating a window and finished in matching materials, would preserve the character of the host dwelling and 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.
- Given the orientation of the site and the position of the proposed rear extension, the development would not be located in close proximity to the principal habitable

room windows of neighbouring properties. The extension would be adjacent primarily to garden areas and ancillary outbuildings associated with neighbouring properties at Nos. 45 and 47 Stirling Crescent.

- By reason of its modest height, siting, and separation from neighbouring dwellings, the proposed rear extension is not considered to result in a harmful loss of light, outlook, or an overbearing impact on neighbouring occupiers.
- Furthermore, the replacement of the existing conservatory with a structure of comparable footprint and scale ensures that the level of impact would not be materially greater than the existing situation.
- The internal garage conversion would not give rise to additional amenity impacts. The proposed front-facing window replacing the garage door would look onto the existing street frontage and therefore would not result in harmful overlooking.

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 includes the conversion of the existing garage. However, sufficient off-street parking would be retained on the existing driveway, providing space for at least two vehicles, which is considered acceptable for a three-bedroom dwelling.
- The proposed rear extension does not include the creation of additional bedrooms and would not materially increase the parking demand associated with the property. The proposal is therefore considered acceptable in respect of highway safety and parking provision.

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 ☐