

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/100934

**Site Address:** 2 HEATH COTTAGES, WINCHESTER ROAD, FAIR OAK,  
EASTLEIGH, SO50 7GT

**Case Officer:** Charlie Vallis

**Description:** Second floor side and rear extension sitting above existing single storey portion of the property

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| <b>Particular Site Constraints?</b>                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge<br>Front of site within flood zones 2 and 3 |                                                |                                    |

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| <b>Planning History?</b>                                      | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| H/19/87031 – Single storey side extension – Permit – Feb 2026 |                                                |                                    |

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| <b>Publicity:</b>        | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:         | None were received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |                                           |
| Parish Council:          | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                             |                                           |
| Ecology:                 | <p><u>01/04/26:</u> I have reviewed the site photos. I don't see any obvious potential bat roost features or any habitat for great crested newts or hedgehogs in the area impacted by this proposal.</p> <p>Biodiversity enhancements can be agreed before determination. A built- in bat brick (east elevation) and swift nest brick (north elevation) would be appropriate for this site.</p> <p>Please could you add the following informative to the decision notice:</p> <ul style="list-style-type: none"><li>- <i>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 <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a>.</i></li></ul> <p>A precautionary working method must be used to prevent harm to wildlife that could be using this site.</p> <p><u>09/03/26:</u> Part of this site is in an amber impact risk zone for great crested newts. There are records of bats nearby and hedgehogs in the wider area.</p> <p>To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings.</p> <p>Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (Dec 2024) paragraphs 187d and 192b.</p> |                                             |                                           |
| Environment Agency (EA): | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 10/04/2026 |                                                |                                    |

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| <b>Policy:</b> |
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## **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, DM11 and DM14.

### **Supplementary Planning Documents:**

Quality Places; Parking Standards; Character Area Appraisals.

### **Assessment:**

#### Principle:

The development is within the urban edge where the principle of development is acceptable, with any formal approval being based on the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

#### Site and proposal:

Located to the east of Winchester Road, the application site contains a white rendered two storey semi-detached dwelling with an existing single storey grey clad side extension. The property is on raised ground and set back significantly from the road.

The application proposes an upper floor extension above the existing side extension, jettied to the front, but set back from the front wall of the original dwelling. The extension and ground floor would be rendered to match the existing dwelling.

#### Design and layout:

The design of the proposed side extension is suited to the host dwelling and its locality in terms of its form, scale and appearance. The proposal follows the lines and styling of the property and, being set back and lowered from the original part of the dwelling, its semi-detached pair would retain some balance.

Amended plans were submitted with a white rendered masonry post, rather than a steel post supporting the jettied upper floor. This would help bring a sense of balance to the property and better frame its entryway. Given the small scale of the change, further re-consultation was not deemed necessary.

During the site visit, amenity space was noted as fairly restricted when compared to the submitted block plan. Nonetheless, the extension would not encroach into this space and a useable area approx. 62% its internal floorspace would be retained, in line with the requirements of the Quality Places SPD. The proposal would increase shading to amenity space to the side, however, with other amenity space available to the rear, this arrangement is deemed acceptable. There is also ample on-site parking to its frontage and, as such, the proposal would not represent overdevelopment of the site.

#### Residential amenity:

The development accords with guidance set out in the 'Quality Places' SPD in that there are no likely unacceptable impacts on the amenity of neighbouring properties in terms of loss of privacy, light or outlook. There is significant separation distance and screening from neighbours to the north, east and south of the property.

#### Other matters:

There will be no adverse impact upon trees or other natural features worthy of retention.

The Council's Ecology team are content that with an advisory note (making it clear that if any bats are found, works must stop and Natural England are to be informed) protected species' are unlikely to be adversely affected by the proposal. Precautionary working methods and biodiversity enhancements were also recommended in their response and will be included as informatives.

As an upper floor extension outside the flood zone, the proposal is not likely to increase flood risk elsewhere and the EA has raised no objection to the proposal.

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 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:**

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| Recommendation: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
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| Comments ... |
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