

DELEGATED OFFICER REPORT

Application Ref: H/26/100986

Site Address: ELIXIR, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AU

Case Officer: Gina Aftanas

Description: Erection of first floor side extension, addition of 3no. dormer windows to create accommodation within the roof-space and erection of a car port.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Protection Order blanket just outside of boundary Character Area Appraisal HEWEB 6 Bats recorded in the area		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
H/19/86741	Garage conversion, single storey rear extension to replace existing conservatory, garden shed and retention of satellite dish.	Permit – 22/01/2020

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No objection subject to the below condition. - No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/03/2026 – 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 <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 HEWEB 6.

Character Area Guidance

- Retain the grass verges and the mature broadleaved tree planting on the western edge of Swaythling Road.
- Mitigate the effects of heavy vehicular traffic on Swaythling Road in new development using measures such as boundary planting, set-backs, transition spaces and orientation of internal spaces.
- Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels of on-plot planting.

Proposal:

This application consists of three elements. It seeks approval for the erection of a first-floor, pitch roof, side extension; the addition of 1no. flat roof dormer to the rear elevation along with 2no. pitch roof dormers to the front elevation, to create accommodation within the roof space; and the erection of a car port to the front of the property.

The first-floor side extension is proposed to measure approximately 6.5m in width, 7.5m in depth and 4.4m to the pitch at its largest point in height and includes 1no. window to the front elevation.

The rear dormer measures approximately 8.6m in width, 3m in depth and 2.3m in height and includes 3no. windows. The 2no. front dormers measure approximately 2.5m in width, 2.95m in depth and 1.36m in height and each include 1no. window. All attached additions are proposed to utilise materials to match the host dwelling.

The car port measures approximately 8m in width, 4.5m in depth and 3.66m to the pitch in height and is placed approximately 2.1m from front east side of the property. The structure will utilise a predominantly open timber framed structure with a 1.26m storage and red felt shingles material for the roof.

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 site comprises a two-storey detached dwelling positioned midway along Church Hill in West End. The property sits back from the road behind a private driveway and a line of mature trees, with the rear garden fully enclosed by a combination of fencing and established hedgerow. The surrounding area has a distinctly leafy, semi-rural character, with residential properties sparsely spread along Church Hill.

Design 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 first-floor extension is suited to the host dwelling in terms of its form, scale and appearance by use of a pitch roof design that meets the height of the existing 2nd storey roof, and matching materials. This extension is expected to enhance the overall appearance of the front elevation through the introduction of a pitched roof, creating a more cohesive and visually balanced frontage that better complements the character of the existing dwelling.

The proposed 2no. front dormers will also compliment this design and will sit well together on the front elevation of this property. These elements of the development will integrate

well with the host dwelling and surrounding area, reflecting the established character of the property as well as the neighbouring homes, where pitch roofs are a common feature. Although, they are not likely to be seen from the public realm due to the mature trees and hedgerow surrounding the property, anything that may be seen, is expected to have a positive impact on the street scene.

The rear dormer has been designed to sit below the ridge of the existing roof as well as stepped in from the side, so will not be seen from the public realm. There are already examples of flat roof rear extensions along Church Hill, so this design, although not seen, will not be out of character for the area, the closest example of this being Winston, Church Hill.

The proposed car port is unlikely to be visible from the public realm, due to the siting of this element in the south corner of the plot along with the extensive established woodland that encloses much of the property. While there may be limited glimpses from the northern approach, these would be brief and are not expected to detract from the character of the street scene, particularly given the use of natural timber materials. The red roof tiles would also integrate well, complementing the red brick of the host dwelling rather than appearing visually intrusive.

In conclusion, the development would not be an overdevelopment of the site and would retain sufficient amenity space. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and character area appraisal HEWEB 6.

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 detached nature of the property and siting abutting a large collection of woodland, there are only two neighbours to consider. The immediate neighbour to the north is unlikely to be negatively affected by the proposal due to the off-set positioning of the two properties and absence of first floor windows on the neighbour's facing elevation. There are also no windows proposed to this side of the application property, ensuring the development does not give rise to overlooking. The single storey design and distance from this neighbouring property means the car port is not likely to negatively impact this neighbour.

The property to the rear, 2 Beechwood Rise, sits just over 25m from the proposed development. Although the Council's Quality Places SPD advises a 27-metre separation for an additional storey, the natural rise in ground levels towards the neighbouring property means the proposal is unlikely to lead to any material increase in overlooking.

Overall, 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.

Ecology

Due to a drain along the eastern boundary, records of bats, slow worms, badgers and hedgehogs nearby, the Council's Ecology Team were consulted as part of the application process. After reviewing the site, it was concluded that no surveys were required, but a Construction Environmental Management Plan (CEMP) was requested to show the prevention of pollutants, including sediment, from entering the drain. This document was subsequently received and approved and is required to be available to all site operatives before and during the construction phase. Ecology raises no objection to the works with the CEMP in place and the following informatives being included within the decision notice.

- Biodiversity enhancements will be required in accordance 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>)
- 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>.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified person up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Trees

Due to the woodland in close proximity to the property, the Council's Tree Officer was consulted as part of this application. Initially, there was a holding objection and request for the submission of an arboricultural report to show how these trees would be protected from the first-floor extension and car port elements of the proposal. An arboricultural report has been received and approved by the Tree Officer, subject to the following condition being imposed.

- No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation.
Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

Other Material Considerations

- 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, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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