

DELEGATED OFFICER REPORT

Application Ref: H/26/101015

Site Address: 1 STOWE CLOSE, HEDGE END, SOUTHAMPTON, SO30 2RS

Case Officer: Alexandra Stone

Description: First floor side extension, two storey and single storey rear extensions following demolition of existing conservatory.

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

Planning History?	Yes ☒	No ☐
F/04/50780 – Permit – 02/06/2004 Construction of conservatory to rear		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	We have received one letter from a neighbouring property with the below comments; - Concerns of overlooking to pantry and toilet - Confirm measurements as is in close proximity to fence incase structure is in need of maintenance - Concerns of outlook - Is access required via their property and will they be fully reimbursed for damages Officer response; Matter regarding outlook, overlooking and amenity will be responded to within the report below. Matters regarding boundary treatment and potential damage to property is a civil matter and not a Planning matter.		
Parish Council:	No Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 13/04/2026		

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 a first-floor side extension to the northern boundary, extending the by 2.8m in width by 6.2m in depth. The proposals also include a single storey and two storey rear extension. The single storey rear extension measures approximately 3.7m in depth by 12m in width and the two-storey extension measure approximately 2.3m in depth by 6.3m in width, sitting to the middle of the single storey extension.

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 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 detached dwelling is located within Stowe Close, to the east of Maunsell Way.

The properties within the close vary in appearance, some properties being brick built whilst others have stone frontage or timber detailing.

Some dwellings have hipped roofs with front gable, slopping down to small pitch at ground floor and small canopy porch but most have attached single or double garages, or integral garages.

To the south west of Billington gardens within Stowe Close, the application dwelling its in row of two houses, similar in appearance within stone frontage and attached barn hipped roof garage to their northern boundaries.

The proposal is for the addition of a first-floor extension above the existing garage. The proposed extension would be considered small in size with matching materials and mirroring the barn hipped roof.

The proposals also include a single storey rear extension with a two-storey aspect central to it. The rear gable is subservient to roof of the main dwelling. The single storey extension is also situated to the rear with the first floor side extension matching the existing roof, therefore the alterations are unlikely to be intrusive and in keeping with the character of the area.

- The design of the alterations are suited to the host dwelling in terms of its 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 proposed first floor side extension to the northern boundary are unlikely to be enclosing as it would be approximately just 1.5m to the eaves with a barn hip roof. The rear extension is central to the proposed single storey extension and so unlikely to cause overshadowing of neighbouring properties. The properties also have good separation distances with good boundary treatment in place with the proposed first floor windows to

the rear gable facing to the rear of the neighbouring gardens, it angled away from the rear of the properties. The front and back windows of the extension above the existing garage serve bathroom so likely to be obscured glassed.

- 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.

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 ...