

DELEGATED OFFICER REPORT

Application Ref: H/26/101058

Site Address: LOWER LAPSTONE, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50 7AN

Case Officer: Gina Aftanas

Description: Erection of single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Group Tree Preservation Order within the site boundary Character Area Appraisal BIFOH 24 1,000 & 100 year extent risk of surface water flooding within the site boundary		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
T/23/96304	1no. Ash (T1) (and daughter growing together) - Fell, infected by Ash dieback. 1no. Ash (T2) - Fell, infected by Ash dieback.	Refuse Tree Consent – 14/012/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No objection subject to tree protection condition being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 23/04/2026 – 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 BIFOH 24. <u>Character Area Guidance</u> - Retain/reinforce the coniferous and mature broadleaved tree planting to the east of Botley Road. - Mitigate the effects of heavy vehicular traffic on Botley 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 retain/reinforce the existing levels of on-plot planting.

Proposal:

This application seeks approval for the erection of a single storey, pitch roof side extension. The extension measures approximately 3.5m in depth, 5.5m in width and 3.6m to the ridge in height utilising materials to match the host dwelling. The design also includes a 0.2m high external step, aluminium sliding doors into the rear garden, 1no. window to the rear elevation and 3no. roof lights.

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 application site comprises a two-storey detached dwelling located within a small cul-de-sac, west of Botley Road in Fair Oak. The property has a large gravel driveway to the front, and a wraparound garden enclosed by way of fence boundary treatment. The surrounding area is residential in nature featuring different style house-types.

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 extension is suited to the host dwelling in terms of its form, scale and appearance by use of single storey subservient design and matching materials. The use of a mono-pitch roof will integrate well within the site, matching the existing roof types, as well as the surrounding area, with pitch style roofs being a prominent feature within the cul-de-sac.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and Character Area Appraisal BIFOH 24.

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 its siting, the neighbouring property, Hammerley Mead, is the only dwelling within the cul-de-sac with potential to be affected by the proposal. However, the stepped-in, subservient form of the proposal - combined with the separation distance and the presence of established trees between the two properties - ensures that any impact would be minimal.

There are no neighbours to the rear of the property, so the addition of a window on this elevation is acceptable and would not result in any adverse impact on residential amenity.

As a result, 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.

Trees

Due to the site containing a number of significant trees, some subject to Tree Preservation Orders, the Council's Tree Officer was consulted as part of this application. A Tree Protection Plan was requested and subsequently received and agreed. The Tree Officer is satisfied with the Protection Plan and has no objection to the proposal subject to the following condition.

- The development must accord with the arboricultural report reference TH5980. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.
Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

Ecology

At this site there are records of great crested newts, grass snakes, bats and a watercourse along the southern boundary. Due to this, the Council's Ecologist was consulted; after reviewing the site, ecology have no objection to the proposal subject to the following informatives being included within the decision notice.

- 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 excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.
- 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>)

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.

Recommendation:

PERMIT ☒

REFUSE ☐