

DELEGATED OFFICER REPORT

Application Ref: H/26/101129

Site Address: 1 OAK WALK, FAIR OAK, EASTLEIGH, SO50 7JS

Case Officer: Gina Aftanas

Description: Erection of a single-storey rear extension and construction of a new front porch to the existing dwelling. Amended design from previous application H/25/99895.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge 1,000 year extent surface water flooding nearby Character Area Appraisal BIFOHH 47		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
H/26/99895	Single-storey rear extension and construction of a new front porch to the existing dwelling.	Permit – 09/10/2025

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.		

Site Visit:	Yes ☐	No ☒
Details: Site photographs from previous application used alongside recent photographs provided by agent.		

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 BIFOHH 47. There is no specific guidance for this character area.

Proposal:
This application seeks approval for an amended design from previously approved application, H/26/99895. The rear element will remain a flat-roofed structure, measuring approximately 5.75m in width, 3m in depth and 3.3m in height, and will utilise materials

that match the host dwelling. The front porch element is proposed to increase from the previously approved dimensions of 2.6m in width, 1.5m in depth and 2.7m in height to approximately 3m in width, 2m in depth (to incorporate the steps leading to the property) and 2.9m in height.

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 semi-detached dwelling located at the northern end of Oak Walk, north of Eastleigh Road in Fair Oak. The property faces a grassed area of public open space and consists of a mainly gravelled front garden with a pathway leading to the rear. The rear garden is fully enclosed by way of fence boundary treatment and a garage. The surrounding area is residential in nature, featuring similar style house-types with differing frontages.

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 design is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The rear element, which remains as previously permitted, will not be visible from the public realm and therefore raises no concerns regarding visual impact.

The flat-roof design of the front porch is considered appropriate and will sit comfortably alongside surrounding properties. Although it will form part of the street scene, the use of matching materials and the set-back position away from the main road, ensure that it will not result in harm to local character.

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.

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.

With no changes presented to the rear element, this extension remains unlikely to result in adverse harm to the neighbouring property at number 2 Oak Walk.

Due to the positioning of the front porch, set comfortably away from the neighbouring property, as well as the movement of the sun, the modest increase in size is not anticipated to give rise to any unacceptable 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.

Ecology

Due to records of bats and hedgehogs near this site, the Council's ecologist was consulted as part of this application. After reviewing the site, they found 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>.
- A precautionary working method must be used to prevent harm to wildlife that could be using this site.
It should include:
All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
Any excavations must be covered at night or be fitted with a small animal escape ramp. No fires can be lit on site.
Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
Any animals found on site should not be handled but be allowed to move away to a place of 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 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; (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 ☐