

DELEGATED OFFICER REPORT

Application Ref: H/26/101086

Site Address: 31 BEMBRIDGE, NETLEY ABBEY, SOUTHAMPTON, SO31 5PN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side/rear extension. (Resubmission of elapsed planning permission H/22/92662)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• H/18/82795 - First floor side extension - Permit - 29/06/2018 • H/22/92662 - Single storey side/rear extension - Permit - 29/06/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecologist:	No objection subject to biodiversity enhancement measures.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd April 2026.		

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 for Bursledon, Hamble-le-Rice and Hound (BHH 44)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a two-storey semi-detached dwelling located on the north-eastern edge of Netley Abbey. The dwelling has previously been extended through the addition of a first-floor side extension above the original attached garage, resulting in the appearance of a two-storey side addition. The property also benefits from an existing single-storey flat-roof rear extension and a summerhouse positioned within the rear

garden. The surrounding area is residential in character, consisting predominantly of terraced and semi-detached brick-built dwellings.

Proposal

The application seeks planning permission for a single-storey side/rear extension. The proposal would infill the existing rear corner void between the dwelling and the existing rear projection to create a larger L-shaped single-storey flat-roof extension, providing an enlarged open-plan kitchen and dining area. The proposal would remain single storey in scale with a flat roof design and matching external materials.

It is noted from the planning history that planning permission was previously granted for an identical scheme under application reference H/22/92662. The current submission is a resubmission of that expired permission with no material alterations proposed to the approved design, footprint, or appearance.

Policy and Principle

The application site lies within an urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposal would infill the existing rear corner space between the dwelling and the existing rear extension. Given its single-storey scale, flat roof form, and rear siting, the extension would appear subordinate to the host dwelling and would integrate satisfactorily with the existing built form.
- The extension would be located at the rear of the property and would not be readily visible from the public realm. The proposed materials would match the existing dwelling and would ensure a satisfactory visual relationship with the host property.
- The proposal is identical to the previously approved scheme under H/22/92662, where it was similarly concluded that the development would respect the character and appearance of the area. There have been no material changes in site circumstances or planning policy that would warrant reaching a different conclusion in this instance.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed extension would remain single storey in scale and would be positioned to the rear of the dwelling, where it would largely infill an existing recessed area between built form already present on site. Given the modest nature of the enlargement, the proposal would not result in an unacceptable impact on neighbouring occupiers in terms of loss of light, outlook, or overbearing impact.

- The proposed extension would be located in proximity to the shared boundary with No. 32. However, it is noted that there would remain a reasonable degree of separation between the built form and the neighbouring dwelling. Furthermore, no side-facing windows are proposed as part of the development, and therefore the proposal would not result in harmful overlooking or loss of privacy to this neighbouring property.
- The proposal is materially identical to the previously approved scheme under H/22/92662, where it was concluded that the development would not result in unacceptable harm to neighbouring amenity. There have been no material changes in circumstances that would justify reaching a different assessment in this instance.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has been consulted on the application. The Ecologist notes that there are records of bats and badgers within the vicinity of the site. However, following review of the submitted site photographs and details, no potential habitat features for these species were identified within the part of the site affected by the proposal. The works would impact existing hardstanding only and no ecological objections have been raised.
- The Ecologist has advised that biodiversity enhancements should be secured. Suggested measures include the provision of a bat box and swift nesting box.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would enlarge the internal living accommodation of the dwelling but would not increase the number of bedrooms. Therefore, the existing parking arrangement would remain unaffected, and sufficient off-street parking would continue to be available to serve the dwelling.

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 Environment 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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐