

DELEGATED OFFICER REPORT

Application Ref: H/26/101012

Site Address: 39 BARTON DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RG

Case Officer: Alexandra Stone

Description: Erection of single storey front/ side wrap around extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul		

Planning History?	Yes ☐	No ☒
No Relevant History		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer.		

Site Visit:	Yes ☒	No ☐
Details: 1/05/2026		

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 Appraisals.

Proposal:
The application is for the addition of a single storey side and rear extensions. The side porch extension would measure approximately 2m by 2m to the end of the dwelling, attaching to the front of the rear extension. The rear extension would measure approximately 7.5m in width surpassing the front of the building, by 3m in depth to the rear of the proposed porch.

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 semi-detached dwelling is located within Barton Drive, to the west of Spitfire Way. The properties within the road are similar in design with large pitch roof canopy porches. Some of the properties also have detached garages which also have pitch roofs. The application dwelling is located on a corner plot, to the rear of its semi-detached counterpart. The properties main entrance is with the rear garden. The proposal includes a flat roof front porch with a wrap around attached single storey rear extension.

The design of the proposed side and rear extensions is not suited to the host dwelling in terms of its form, scale and appearance as there are mainly pitch roof formations within the vicinity, with the porch extension being adjacent to the road in a prominent position and would create an incongruous feature within the streetscene, not in keeping with the character of the area.

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 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:

The proposed development due to its siting, design, massing and scale, would create an unattractive and incongruous feature at odds with the appearance of the properties within Barton Drive and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036]

Recommendation: **PERMIT** ☐

REFUSE ☒

Comments ...