

Application Number: H/26/101077
Case Officer: Gina Aftanas
Received Date: 12/03/2026
Site Address: 229 Twyford Road, Eastleigh, SO50 4HT
Applicant: Diana Piskorz
Proposal: Single storey front extension and new first floor window

Recommendation: PERMIT

CONDITIONS:

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered: 04680 Rev A, 04681 Rev A, 04682 Rev A, 04683 Rev B and 04684.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called.

Note to applicant: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180.

- A bat brick and a swift brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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.
- 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.

Report:

1. This application has been referred to Committee because a member of staff lives within close proximity.

Site Characteristics and Character of the Locality

2. The application site comprises a two-storey semi-detached dwelling located mid-way along Twyford Road in Eastleigh. The property is set back from the road by way of paved driveway with the surrounding area residential in nature, featuring similar style house-types with differing frontages.

Description of Application

3. The application seeks approval for a single storey front extension. The proposal measures 3.1m in width, 2m in depth and 3.6m to the ridge in height. The design includes 1no. door and window to the front elevation (east), 1no. roof light and existing window relocated to above the new roof.
4. The proposal utilises brickwork to match the neighbouring property and tiles to match the existing porch.

Relevant Planning History

5. There have been no previous planning applications at this site.

Representations Received

6. One representation of support from 231 Twyford Road – We support our neighbour's application and wish them well with their build.

Consultation Responses

7. Ecology – no objection
8. Boyatt Wood Parish Council – no objection
9. Asset Management – no response required

10. Access Development Officer – no comment received

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Character Area Appraisal ELAC 5
- Bats noted within the area

Adopted Local Plan Policies

The most relevant policies are:

Strategic Policies

- S1 (Delivering sustainable development)
- S2 (Approach to new development)

Development Management Policies

- DM1 (General criteria for new development)
- DM11 (Nature conservation)
- DM14 (Parking)

Supplementary Planning Documents

- Quality Places SPD (November 2011)
- Residential Parking Standards (September 2025)

National Planning Policy Framework

11. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

National Planning Practice Guidance

12. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

13. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

14. The site is within the urban edge where the principle of development is acceptable, subject to the proposal complying with the relevant planning policies.

Design and Appearance:

15. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.
16. The extension is suited to the host dwelling in terms of its form, scale and appearance by use of single storey design and materials to match the host dwelling. The roof design will sit comfortably with the dwelling as well as the surrounding area, utilising a style that complements the existing roof as well as surrounding properties within the vicinity. As the proposal is to the front of the property, it will be seen from the public realm; however, the use of matching materials, and a design that is similar to other properties nearby, allow for the development to sit comfortably within the street scene.
17. The proposal would fit in with the residential character and appearance of the locality and in this respect accords with policy DM1 of the Local Plan.

Residential Amenity

18. 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. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
19. The proposed extension would reach the boundary of the neighbouring property at No. 231, making this the most directly affected dwelling. Although the extension will sit alongside a single window and a porch on this property, these windows do not serve habitable rooms. The movement of the sun and the modest size of the proposal also reduce the potential harm to this property. As such, the development is not expected to result in any harmful impact on this neighbour in terms of loss of privacy, light or outlook.

20. The neighbouring property to the south, number 227 Twyford Road, is unlikely to be negatively impacted by this development due to the positioning of the extension and the separation distance between the properties.
21. On this basis, 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

22. The Ecology Officer has reviewed the site photos and concluded that there are no potential bat roost features. No further surveys are required and no objection is raised.

Parking

23. As the proposed extension does not increase the number of bedrooms within the property, there is no requirement for an increase in parking to be made.

Sustainability Measures and Climate Change:

24. 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.
25. 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:

26. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

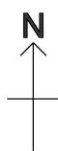
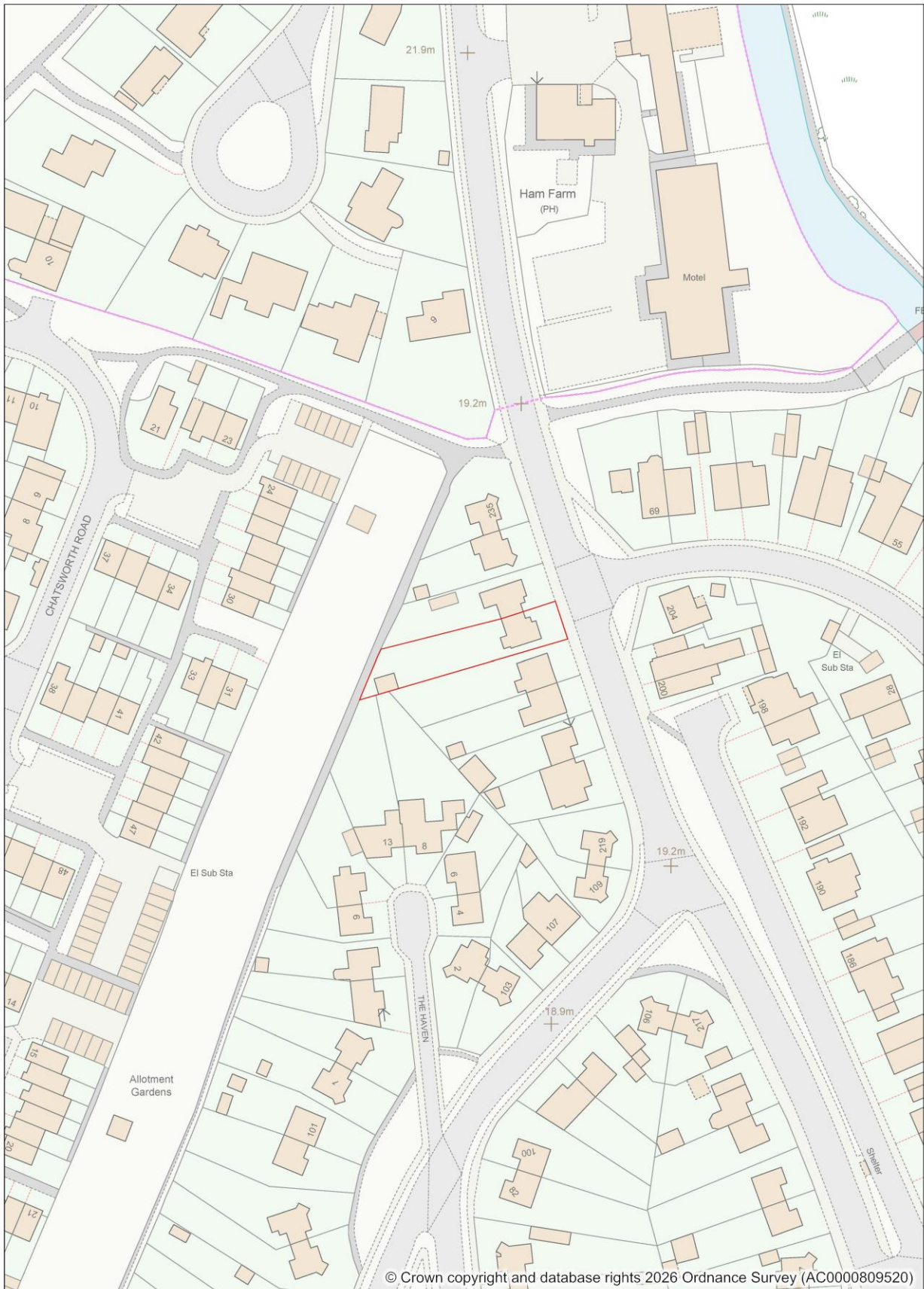
- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic 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.

27. 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

28. The proposed single storey front extension is in keeping with the character of the area and will not materially impact the amenity of neighbouring residents or have an adverse ecological impact. The proposal is in accordance with the development plan and as such, the application is recommended for permission.

H/26/101077



Address: 229 TWYFORD ROAD,
EASTLEIGH, SO50 4HT

Date: 22/05/2026

Scale: 1:1250