

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/101222

**Site Address:** 78 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

**Case Officer:** Gina Aftanas

**Description:** Proposed rear single-storey extension, infilling of the existing side carport, and extension of the current first-floor balcony, together with associated fenestration modifications.

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| <b>Particular Site Constraints?</b>                                                                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge<br>Character Area Appraisal HEWEB 28<br>1,000 year extent surface water flooding outside front boundary line<br>Bats recorded in the area |                                                |                                    |

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|-------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>      | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| No relevant planning history. |                                     |                                               |

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|-------------------|---------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                              | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None Received                                                                   |                                             |                                           |
| Parish Council:   | No Objection                                                                    |                                             |                                           |
| Ecology:          | No objection subject to informatives being included within the decision notice. |                                             |                                           |

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|-------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 24/04/2026 – photographs on file. |                                                |                                    |

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| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                     |
| Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:<br><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> |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Development Plan:</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal HEWEB 28.<br><u>Character Area Guidance</u> <ul style="list-style-type: none"><li>• Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.</li><li>• Maintain the importance of the views to the Church of St. John the Evangelist.</li><li>• Mitigate the effects of the heavy vehicular traffic on St Johns Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.</li></ul> |

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| <b>Proposal:</b> |
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This application seeks approval for a single-storey rear extension, infill of existing carport, extension of first floor balcony, as well as associated modifications to the fenestration. The rear extension is of a flat roof design measuring approximately 9.6m in width, 4.6m in depth and 2.7m in height utilising materials to match the host dwelling, bifold doors and 1no. window to the rear elevation and 2no. doors and 2no. high level windows to the south-west elevation. The existing garage will be moved further into the garden to accommodate this.

The carport is proposed to be infilled by use of matching materials and will not change in size.

The first floor proposes an additional French door toward the northeast and an extension to the existing balcony measuring approximately 8.4m in width using glass balustrading, 2m in depth and a 1.8m on the northeast side and 1.7m on the east high privacy block.

## **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 towards the centre of St John's Road, in Hedge End. The property is set back from the road by way of concrete and gravel driveway, with the rear fully enclosed utilising fence and building boundary treatment. The surrounding area is residential in nature, featuring house-types of differing styles.

### Design 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 of the extension is suited to the host dwelling in terms of its form, scale and appearance, by use of subservient design and matching materials. No alterations are proposed to the front elevation; all development is confined to the side and rear, where it will remain unseen from the public realm.

The flat-roof design integrates comfortably within the surrounding context, reflecting similar examples found along St John's Road and Norman Gardens. The proposed balcony simply extends an existing balcony, maintaining the established character of the property.

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.

The rear extension and infill of the carport are not expected to cause a negative impact on any of the neighbouring properties. The neighbouring property to the south-west consists of an existing extension up to the boundary, and with the single storey design, is not expected to be seen with this in place. The proposed windows are of a high-level,

letterbox style and will serve a kitchen which is not classed as a habitable room, therefore mitigating any potential loss of privacy for this neighbour. The relocation of the existing garage is also not expected to harm this neighbour as it will replace an already existing structure within the garden, therefore not causing additional harm.

The neighbouring property to the northeast is unlikely to receive unacceptable harm from the ground floor additions due to its single storey, flat roof design and absence of windows on this elevation.

The final amended balcony design, received 30/05/2026, is found to be acceptable. It's 2m depth, stepped in positioning away from the northeast neighbour and the high privacy screens, enable it to be unlikely to cause an unacceptable impact on the neighbouring properties in terms of privacy. The privacy screens will be conditioned to remain in place in perpetuity to protect the amenity of the neighbouring properties.

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; after reviewing the site, the officer 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 for hedgehogs will be required.  
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** ☐