

DELEGATED OFFICER REPORT

Application Ref: H/26/101169

Site Address: 81 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HZ

Case Officer: Charlie Vallis

Description: Infill single storey extension to rear corner, replacement roof to create first floor accommodation, fenestration changes, addition of an open porch to front elevation and construction of a detached single garage to front/side of property.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
- H/25/99819 – Wrap-around single storey extension following demolition of the existing garage. Raising of roof to create first floor accommodation. Alterations to fenestrations. – Permit – 11/11/2025 - WIR1057200000 – Additions – Permit – July 1963		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
Ecology:	I have reviewed the PRA submitted for the previous application (H/25/99819), PRA and Nesting Birds report by ABR Ecology (October 2025). The building was assessed to have negligible bat roost potential and negligible nesting bird potential. If any additional lighting is required for security or safety, then the bat sensitive lighting recommendations provided in section 4 of the report must be followed so that lighting does not disturb foraging and commuting bats. Please could you add the following informative to the decision notice: <i>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.</i> In that report, one sparrow nest box was recommended as a biodiversity enhancement. It was recommended to be installed near the apex on the proposed front elevation of the garage, as close to the eaves as possible. I would recommend that the sparrow terrace be moved to a northern, eastern or western elevation but not right above a window or door. The applicant must discuss location of the sparrow nest box with the ecologist and propose an alternative location based on the change in the proposed plans. A precautionary working method must be used to prevent harm to wildlife that could be using this site. Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.		

Site Visit:	Yes ☒	No ☐
Details: 29/05/2026		

Policy:

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Parking Standards; Hedge End, West End & Botley Character Area Appraisals (HEWEB 30).

Assessment:

Policy and principle:

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

Site and surroundings:

The application site is located towards the east of Freegrounds Road. The site contains a buff-brick, gable-ended detached bungalow, set back from the prevailing building line with a driveway leading to a garage on the western side of the plot.

There is a degree of variation in the design and materials of this section of road, however, the application dwelling appears as an outlier amongst a row of generally hipped roof, red-brick detached bungalows.

Design and layout:

The layout and scale of the alterations to the main dwelling have been agreed under a previous application, ref. H/25/99819. The pitch and overall height of the main dwelling is unchanged when compared to the previous approval. Owing to its set back, the roof would sit fairly comfortably amongst the ridge heights of adjacent properties when viewed from the street. The main changes from the previous planning approval are the proposed external materials, the addition of a front porch and erection of a detached garage to the front.

The principle of the proposed external materials are considered acceptable, however further details would be required to ensure that the proposed brick and cladding are complementary and suitable to the locality. Finishing the front and rear elevations in red brick would echo the predominant building materials in the locality and is likely to sit comfortably amongst the neighbouring properties.

Moving the doorway to the front of the main building improves legibility and the proposed front porch breaks up the front elevation effectively. Given that the siting of the existing dwelling is an outlier along this section of Freegrounds Road, the proposed garage would not interrupt the continuity in its building line, not extending any further forward or detracting from the character and pattern of development along this road.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and continue to meet parking standards for a 3-bedroom property.

The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

Due to its scale and positioning, the impact of the proposal on the light and outlook received by neighbouring habitable rooms is unlikely to be significant. The proposed increase in roof height may increase overshadowing to neighbouring gardens, however with sufficient spacing between properties and the eaves height maintained, this impact is not considered unacceptable.

In line with the guidance set out in the Council's Quality Places SPD, the new rear first floor window maintains a separation distance of more than 22m from first floor habitable windows on properties to the rear. It is therefore unlikely to present additional overlooking concerns. The proposed ground floor side windows would not present any overlooking concerns beyond its current arrangement; whilst first floor windows would not result in unacceptable overlooking to adjacent garden areas, where some level of overlooking is accepted and expected within urban areas.

The development therefore accords with guidance set out in the 'Quality Places' SPD and policy DM1 (Local Plan 2016-2036) in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Nature conservation:

Due to the nature of the proposal and records of protected species' close to the application site, the Council's Ecologist was consulted on this application. A PRA and Nesting Birds report by ABR Ecology (Oct 2025) was submitted under a previous application. Upon review of this report Council's Ecologist continues to be satisfied that the proposed development is not likely to have an adverse impact on protected species'.

The biodiversity enhancements and bat sensitive lighting practices recommended within this report will be included on the decision notice as advisory notes, alongside notes related to protected/priority species' and precautionary working methods.

Other matters:

The level of work required for this scheme appears more significant in this scheme, with significant structural changes, alterations to external materials and installation of a detached garage. There are therefore concerns around potential impacts of construction on neighbouring amenity; as such, a construction management plan will be required prior to commencement of works.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...