

DELEGATED OFFICER REPORT

Application Ref: H/26/101095

Site Address: 95 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DT

Case Officer: Gina Aftanas

Description: Single storey extension to the rear and dropped kerb

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BIFOHH 1 Listed building within the vicinity Bats recorded in the area Great Crested Newt IRZ – Amber Zone		

Planning History?	Yes ☐	No ☒
No relevant planning history.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 Objections – 97 Church Road The objections raised the below concerns • Overlooking • Overdevelopment • Loss of privacy • Inappropriate scale • Potential flooding		
Parish Council:	No objection but would like to ask why extending the dropped kerb was necessary.		
Ecology:	No objection subject to informatives being included within the decision notice.		
Hampshire Highways:	No Objection		
Heritage:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 24/04/2026 – photographs on file.		

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

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 BIFOHH 1. <u>Character Area Guidance</u>

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Church Road.
- Maintain the importance of the views along Church Road to Stoke Common.
- Maintain the predominant narrow plot widths and continuity in building line.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Proposal:

This application seeks approval for a single storey, pitch roof rear extension and dropped kerb. The extension measures approximately 7.65m in width, 7m in depth from the existing rear-built line and 4.6m to the ridge in height utilising materials to match the host dwelling. The proposal also includes an additional 1no. window, 1no. door and 2no. roof lights to the east elevation, 1no. window to the west elevation and large opening to the rear. The dropped kerb is proposed to extend by approximately 1.8m.

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.

The Parish Council have queried the need for the extended dropped kerb. From the site visit, it could be seen that the extended dropped kerb would match the newly extended driveway.

Site and Surroundings

The application site comprises a single-storey detached dwelling located towards the northern end of Church Road in Bishopstoke. The front garden is surrounded by mature hedgerow to the front and the west, with the rear garden fully enclosed utilising a mix of existing buildings, trees and fence boundary treatment. The surrounding area is residential in nature, featuring a number of different house-types along with a play park to the west.

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 extension is suited to the host dwelling in terms of its form, scale and appearance by use of single storey design and matching materials. The use of a pitch roof sits well within the context of the property and the surrounding area, with pitch roofs being a common feature along Church Road. The roof of the extension may be seen fleetingly from the public realm; however, this is not expected to be a negative addition with a similar extension to the neighbouring property and a number of differing roof styles in the vicinity.

The proposed extension to the existing dropped kerb will sit comfortably within the street scene, as the surrounding properties already feature dropped kerbs of varying lengths.

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 and character area appraisal BIFOH 1.

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.

Due to the siting of the property, only one neighbour is likely to be affected by the proposal. The adjoining property, number 97 Church Road, is located to the east of the site. The use of a single-storey, low pitched-roof design, along with a minimal number of windows on this elevation, ensures there is no meaningful impact on this neighbour in terms of privacy, light, or outlook.

This neighbour has objected to the proposal on the grounds of overlooking, overdevelopment, loss of privacy, inappropriate scale and potential flooding. An additional concern was also raised regarding slow worms being found in this neighbour's garden. These concerns have been taken into account and are responded to below.

Overlooking/Loss of Privacy:

The additional windows and doors are positioned toward the front section of the west elevation. The corresponding elevation of the neighbouring property contains no windows, and the foremost proposed window will be screened by an existing mature hedge. The rear large window and roof lights are not expected to give rise to amenity concerns, this is due to the positioning of the rear window facing directly into the applicant's own garden, and the roof lights upward orientation and elevated placement. Together, these factors significantly limit any potential for overlooking.

Overshadowing:

The extension is of a single storey nature and does not surpass the neighbouring property's rear-built line. Although the application site is slightly elevated due to the topography of Church Road, the single storey nature and absence of windows to the neighbour's side elevation ensure this will not appear overbearing and is not considered to result in any overshadowing to this neighbour.

Overdevelopment/Inappropriate Scale:

The extension is not considered to be an overdevelopment of the site, due to the retention of sufficient amenity space, differing properties within the vicinity, and that the dwelling meets the residential parking standards.

Flooding:

Due to the occupancy of the property remaining as it currently is, no additional flow through the foul drainage is expected. The surface water run has been tested by the applicant, and any water going from the existing roof both front and back, does not flow down the foul sewage system. Any surface water would appear to run to a soak pit, which is expected to be within the rear garden. The new surface water drainage from the extension could be connected to the existing system, or alternatively a new soak pit could be constructed to the rear of the property within the rear garden. This element will be agreed with Building Control.

No other properties are expected to be affected by the proposal.

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

The applicant has confirmed no further hedgerow is to be removed and additional planting will be placed within the front garden. The exact species are yet to be determined but do include a tree and planting below the windows within the front garden. Additional planting has also been confirmed within the rear garden. All planting will follow RHS guidance.

The Council's ecologist has 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>.
- 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 such as hedgehogs 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 accord 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>)

Heritage

Due to the property being within close proximity to Bishopstoke Conservation Area and a listed building, the Council's Heritage Officer was consulted as part of this application. After reviewing the site and proposed plans, no objection was found along with the below comments.

The scheme is to add a large extension to the rear elevation with a low-pitched roof to match the existing, the width matching the depth of the existing structure, in order to finish with a gable on the back elevation to match the end elevation of the host structure.

All the proposed materials are to match those of the existing building, the roof tiles of which already have been changed from the initial finish it would appear. This will render the extension an integral part of the building to hopefully provide a seamless finish.

Conclusion.

The proposed extension has been designed to be a perfect fit to the existing which should mean it will be difficult to identify it from the original, producing a composite whole while being out of sight of the local heritage assets. A very good solution. No objection.

Hampshire Highways

Hampshire Highways have no objection to the proposal but would like to make the applicants aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb extension.

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 ☐