

DELEGATED OFFICER REPORT

Application Ref: H/26/101292

Site Address: 84 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing rear kitchen and conservatory and erection of a single-storey rear pitched-roof extension, with associated external alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• H/25/99940 - Demolition of existing rear kitchen and conservatory. Erection of new single storey pitched roof extension - Permit - 14/10/2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Ecologist:	No obvious gaps or features suitable for bat roosting were identified. The area of garden affected by the proposal does not provide suitable habitat for great crested newts, hedgehogs or slow worms. No ecological surveys are required. Biodiversity enhancements are recommended.		

Site Visit:	Yes ☒	No ☐
Details: 08/05/2026		

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 Appraisal for Hedge End, West End and Botley (HEWEB 25)

Assessment:

Site context and surroundings

84 Upper Northam Road is a detached single-storey, two-bedroom bungalow located to the west of Hedge End town centre. The property includes an existing rear kitchen extension and conservatory, together with a side access leading to the rear garden. The rear garden is predominantly laid to lawn and paving and contains a timber shed and pergola. The site occupies a prominent position opposite the T-junction with Chalice Court. The surrounding area is residential in character and comprises predominantly detached bungalows of a similar scale and appearance.

During the site visit, it was noted that planning permission H/25/99940, which granted consent for a similar rear extension scheme, had not been implemented and no material works had commenced on site.

Proposal

The application seeks planning permission for the demolition of the existing rear kitchen extension and conservatory and the erection of a replacement single-storey rear extension. The proposed extension would span the full width of the original rear elevation and would incorporate two gable-ended pitched roofs set below the ridge height of the host dwelling. Rooflights would be incorporated within the roof slopes.

It is noted from the submitted drawings that the proposal also includes the installation of a replacement composite front door, a new side-facing window within the west elevation, alterations to the rear patio area, associated balustrading, external steps, and alterations to the driveway. The extension would provide an enlarged open-plan kitchen, dining and sitting area together with associated internal alterations.

The current proposal is similar to the scheme approved under application H/25/99940. The principal differences are that the proposed extension would project further to the rear whilst being narrower in width, resulting in an increased separation from the shared side boundaries. The number and positioning of the rooflights have also been amended, together with alterations to the detailed treatment of the rear-facing gable ends and associated materials.

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 that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 25) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges/islands and associated semi-mature broadleaved tree planting.
 - ii) Mitigate the effects of the heavy vehicular traffic on Upper Northam Road in new development using measures such.
 - iii) Maintain the predominant plot widths and continuity in building line.
- Planning permission was granted under reference H/25/99940 for a very similar form of development. As that permission remains extant and capable of implementation, it is a material consideration in the assessment of the current application. Therefore, the acceptability of a broadly comparable form of development has already been established at the site.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The acceptability of a very similar scheme has already been established through the grant of planning permission H/25/99940. Accordingly, the assessment below focuses on whether the amendments within the current proposal would give rise to any additional harm.
- Although the site occupies a relatively prominent position opposite the junction with Chalice Court, the majority of the proposed works would be located to the rear of the dwelling and would therefore have very limited visibility from the public realm. The front elevation would remain largely unchanged, with the replacement front door representing a minor alteration that would not materially affect the appearance of the dwelling within the street scene.
- Whilst the proposed extension would project further to the rear than the previously approved scheme, it would remain single storey in scale and would continue to sit comfortably below the ridge of the host dwelling. The reduction in width and increased separation from the side boundaries assists in maintaining a subservient appearance.
- The patio, balustrading and associated external works are modest in scale and would not appear visually intrusive. It is noted that raised patio areas are a common feature within this part of Upper Northam Road owing to the sloping topography of the area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Whilst the proposed extension would project further to the rear than the previously approved scheme, it is considered that the overall scale, massing and siting of the extension would not result in any harmful impact on neighbouring residential amenity.
- To the east, 82 Upper Northam Road already benefits from a substantial rear extension. The proposed development would not project significantly beyond the established built form on that side and is therefore not considered likely to result in any material loss of outlook, daylight or sunlight.
- To the west, whilst the rear wall of the extension would project beyond the rear elevation of 86 Upper Northam Road, the extension would remain single-storey and would be positioned further away from the shared boundary than the previously approved scheme. Having regard to its height, scale, design and siting, it is not considered that the proposal would result in a level of overbearing impact, enclosure or loss of outlook sufficient to warrant refusal.
- The proposal does not include any side-facing windows within the extension that would give rise to overlooking. The rooflights are positioned within the roof slopes and would not facilitate direct views towards neighbouring private amenity areas.

- Given the existing site levels and the relationship with neighbouring properties, the proposed patio and associated steps are not considered to materially increase opportunities for overlooking beyond the existing situation.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The site lies within an amber impact risk zone for great crested newts, and there are records of bats, slow worms and hedgehogs within the wider area. Therefore, the Council's Ecologist was consulted.
- The Ecologist advised that whilst an area of de-laminating fascia was identified above the conservatory roof, no obvious bat roosting features were present. Furthermore, the section of garden affected by the proposal does not provide suitable habitat for great crested newts, hedgehogs or slow worms. As a result, no ecological surveys are required in this instance.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would increase the number of bedrooms from two to three, which requires two off-street parking spaces in accordance with the Council's adopted Residential Parking Standards SPD.
- The submitted site plan demonstrates that the existing driveway would be extended and is capable of accommodating at least two vehicles within the site. As such, adequate parking provision would be retained and the proposal would not give rise to any highway safety concerns.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐