

DELEGATED OFFICER REPORT

Application Ref: H/26/101302

Site Address: 22 LAWN ROAD, EASTLEIGH, SO50 4GT

Case Officer: Katie Lasham

Description: Erection of a single storey rear extension and front porch extension.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge SW sewer 2m buffer		

Planning History?	Yes ☒	No ☐
H/26/100877: Two storey side extension and single storey rear extension. New front porch. Alterations to fenestration. Refused April 2026.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Eastleigh Town Council:	No Objection		
Ecology:	No objection. Photos of site have been reviewed and no areas obvious for potential habitat for the species that would be impacted on this proposal. An informative note should be added to secure biodiversity enhancements.		
Southern Water:	The scheme seeks to build over / be close to a public foul sewer that crosses through the site. Building over a public sewer is not normally permitted by Southern Water. If planning permission is granted, a pre-commencement condition should be added. (Response provided from previously refused scheme H/26/100877)		

Site Visit:	Yes ☒	No ☐
Details: 20 May 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, and DM11.
Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is located to the north of Eastleigh, within an area primarily characterised by residential dwellings. No.22 is a semi-detached two-storey dwelling, immediately opposite an existing designated open space facility at Lawn Road Recreation Ground. Each pair of semi-detached dwellings along Lawn Road are uniform in their design and offer a balanced character and uniformity to the road, and due to the designated open space immediately opposite the site, properties along this road are prominently visible from the wider street scene and from a range of viewpoints. There is a large tree located on the boundary of the recreation ground, which is set in proximity of no.22. The property is set

well back from the roadside providing off-road parking space and is bounded by a low-level brick wall boundary treatment.

The application proposes the erection of a single storey rear extension measuring 4.5m in depth, spanning most of the width of the existing dwelling and measures 3.1m in total height and includes a roof lantern. A small flat roof extension serving a porch and WC is proposed to the front / side elevation which partially infills the existing L-shape dwelling. A new side window serving the WC is also proposed. Materials are to match the existing dwelling.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both and in relation to the surrounding character of the area, spaces and countryside views.

The proposed single-storey flat roof extension to the rear elevation is set well back from the roadside and is not visible to the street scene as it is fully shielded from view by the dwelling, preserving visual amenity in all regards.

The single storey flat roof extension serving the porch and WC is a modest addition to the front elevation and whilst this somewhat offsets the otherwise uniformity of the road, it is of a suitable scale to not appear unduly prominent within the street scene and it is set well back from the furthestmost front building line with a flat roof minimising bulk, offering subservience to the host dwelling. As the roof form at first floor levels remains as existing, no concerns are raised with the two neighbouring semi-detached dwelling appearing off-balance.

For the reasons stated above, the scheme is considered materially harmful to the visual amenity of the area and would create an extension that offers no relation to the surrounding context of Lawn Road and would appear discordant and unbalanced in its design with the neighbouring semi-detached dwelling, contrary to Policy DM1 of the Local Plan.

Impact on residential amenity

Paragraph 135(f) of the NPPF and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The proposed rear single-storey extension is not considered to impact neighbouring dwellings at no.21 or no.23 Lawn Road, as it is of an appropriate height, scale and position to ensure amenity is preserved, in particular due to the flat roofs proposed minimising roof bulk. Whilst there is little separation of the extension to no.21, at single-storey scale, with a modest set in of built form from the side boundary, the scheme is not considered to appear unduly overbearing on this neighbour.

The extension serving the WC to the front of the property proposes a new window to the side elevation. This is to be conditioned to be obscure glazed to protect the privacy of both the existing occupants and the neighbouring residents. The scale of the porch is of an appropriate scale to ensure there is no undue harm afforded onto the neighbouring residents at no.23 Lawn Road by way of loss of light, overshadowing or overbearing impacts.

Overall, 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, no overbearing impacts, or loss of light / overshadowing, and is in accordance with Policy DM1 of the Local Plan.

Impact on trees

Policy DM11 requires proposals to protect, conserve and enhance habitats including trees that are important to biodiversity and local character. The Trees and Development SPD seek development to not involve the loss of trees that add to the value of the character of the area, for their appearance or for biodiversity, unless they can be replaced with features of equivalent or enhanced value.

It is acknowledged that there is a public tree located within Lawn Road Recreation Ground. The tree is not protected by a TPO status and due to the front extension being set well back from the curtilage and the tree separated from the property by Lawn Road, there is no likely harm afforded to this tree from the proposed works. There will be no adverse impact upon trees or other natural features worthy of retention, in accordance with the aims of Policy DM11 of the Local Plan.

Impact on highway safety and parking

The application proposes no additional bedrooms and as such there is no requirement for the provision of additional parking spaces to be provided for this existing three-bedroom dwelling. The modest front extension retains sufficient space for the two parking spaces required, in accordance with the aims set out within the Parking Standards SPD.

The Parking Plan shows three parking spaces can be provided but the angle of the parking spaces would likely require the facilitation of a dropped kerb and an extension to the existing vehicular access. An extension to a driveway requires planning permission, which has not been sought within this application, nor is it within the description of development. As such, an informative note has been added to the application explaining that any proposed works to extend the driveway requires planning permission, and a dropped kerb requires consultation with Eastleigh Borough Council, which are outside the scope of this proposal.

As no alterations are proposed to the vehicular access as part of this proposal and as the site comprises sufficient space even with the extension to provide two parking spaces, the scheme is in accordance with Policy DM14 of the Local Plan.

Foul Drainage

The proposal will create building works that extend over a public sewer. Southern Water were consulted on the proposal but have not responded. Notwithstanding this, they provided a consultation response on the previously refused scheme (planning reference H/26/100877), which proposed the same rear footprint of extension to the rear elevation in proximity of the foul sewage pipes. In their previous response they made clear that they do not usually permit building works over public sewers. They further explain that if planning permission were to be granted, then a pre-commencement condition would be required whereby the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. With a pre-commencement condition in place to ensure that any required mitigation does not impact the public sewer, this can be suitably controlled and assessed prior to any works being undertaken.

Impact on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats. It also requires a net gain of biodiversity on all development sites. Policy DM34 1.a also requires new private recreation use to the general biodiversity criteria set out within the Local Plan.

The ecology officer has been consulted on the proposal, and whereas the previous application at this site (planning reference H/26/100877) made alterations to the roof space, this amended proposal does not; therefore, there is no requirement for a Preliminary Bat Roost Appraisal (PRA) to be submitted. The ecology raises no objection as there are no signs of obvious habitat potential within where the area of works is proposed. An informative

note has been added to ensure the applicant provides biodiversity enhancements in accordance with Policy DM11 of the Local Plan.

The scheme is considered acceptable with regards to ecology impacts and is in accordance with Policy DM11 of the Local Plan.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...