

DELEGATED OFFICER REPORT

Application Ref: H/26/101253

Site Address: 9 ALEXANDRA WAY, BOTLEY, SOUTHAMPTON, SO30 2ED

Case Officer: Gina Aftanas

Description: Single-storey rear extension following the demolition of existing conservatory

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Rear of property abuts Botley/Winchester Road Conservation Area Character Area Appraisal HEWEB 48 Bats recorded in the area Foul sewer to the rear of the property		

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

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Heritage Officer:	No Objection		
Southern Water:	No objection subject to agreement with Southern Water on protection measures. Also commented that the development is situated within Portsmouth Water statutory area.		
Portsmouth Water	No Comment Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2026 – 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 HEWEB 48. <u>Character Area Guidance</u> • Retain the wide grass verges and associated semi-mature broadleaved tree planting. • Maintain the predominant plot widths and continuity in building line.

- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.
- Maintain a uniformity in building heights within each street.

Proposal:

This application seeks approval for a single storey rear extension following the demolition of an existing conservatory. The extension measures approximately 7.43m in width, 3.55m in depth and 3.22m in height with steps leading down into the rear garden. The addition includes 1no. window and 1no. door to the rear elevation, 1no. door to the south elevation and 1no. door and 1no. window to the north elevation as well as 1no. rooflight.

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 property located towards the middle of Alexandra Way, east of Winchester Street in Botley. The property is set back from the road by way of a block paved driveway, with the rear garden fully enclosed utilising fence and hedgerow boundary treatment. The surrounding area is residential in nature featuring similar style house-types.

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 subservient design and matching materials. The use of a flat roof is suited to the surrounding area with this type of rear extension common within Alexandra Way. Due to the positioning of the proposal in relation to the host dwelling, it will not be seen from the public realm and will therefore not affect the street scene.

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 HEWEB 48.

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 neighbouring properties, numbers 11 and 7 Alexandra Way, are unlikely to be negatively impacted by the development due to the single storey, stepped in design and separation distance between the properties. Although there are windows proposed to both side elevations, this will not create additional harm compared to the conservatory already in situ.

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, slow worms and hedgehogs very close to the site, the Council's ecology team were consulted as part of the application. After review, no potential habitat could be seen and no objection was raised to the proposal subject to the following informatics 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 must be used to prevent harm to wildlife that could be using this site. It should include:
Any piles of rubble and soil must be dismantled by hand to avoid harm to any animals which could be sheltering within the rubble.
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 and can be located on the gable ends if they are the correct orientations.

Heritage

Due to the property abutting a conservation area, the Council's heritage officer was consulted as part of the application. No objection was found with the below comments.

- The rear of this property overlooks the north-west boundary of zone 4 of the Botley Conservation Area. This part of the conservation area is actually the rear gardens of the houses on the western side of Winchester Street at the northern most tip of the area.
The nearest listed buildings are some 125m away on either side of Winchester Road, these being Hope House on the east side and Bay Tree Cottage, No.19 on the west side, both separated from the application site by various mature trees and the Twin Oaks development, so no clear sight line between these heritage assets and the application site.
- In common with most of the others in the row No.9 has a conservatory on the rear elevation, which it is proposed to replace with a slightly larger flat roofed extension. The roof level will be slightly higher than the existing but very similar to that of the existing front addition, so no great change in volume or apparent presence to cast shadows, be overbearing or affect the setting of either the neighbours, the conservation area or even the heritage assets.
- This change of structure on the rear of this property will have a minimal impact on its surroundings and certainly not affect the setting of the listed buildings and barely notice to that of the conservation area. No objection.

Southern Water have confirmed that the water supply to this property is that of Portsmouth Water. Portsmouth Water were contacted, but no response was received.

Southern Water, however, do required the developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers. This was requested to be a condition imposed on the decision, but due to the scale of the proposal, this will be included as an informative.

They also requested "In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken." All the above information was sent to the agent and will also be included within the decision notice as an informative.

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 Environment 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 ☐