

DELEGATED OFFICER REPORT

Application Ref: H/26/101340

Site Address: 30 MAGPIE LANE, EASTLEIGH, SO50 9LS

Case Officer: Gina Aftanas

Description: Erection of a single storey rear extension.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Policy E10 – Aviary Estate Character Area Appraisal ELAC 24 Bats recorded within the area		

Planning History?	Yes ☐	No ☒
--------------------------	-------------------------------------	---

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No objection subject to parking to remain.		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 01/06/2026 – 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, DM14 and E10. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal ELAC 24. <u>Character Area Guidance</u> • The size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development. • The open spaces identified on the proposals map are retained and their settings are not adversely affected. • The predominant plot width, continuity in building line, and semi-mature planting is maintained.

Proposal:
This application seeks approval for the erection of a single storey rear extension to accommodate bedroom space for a disabled child. The extension measures approximately 7.36m at its longest point in depth, 5.48m to the widest point in width and

2.74m in height with 1no. door to the southern elevation and 1no. window and 1no. door to the rear elevation.

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.

Policy E10, Aviary Estate, Eastleigh:

1. In order to protect the special character of the Aviary Estate as shown on the policies map, development including extensions will not be permitted unless all the following criteria are met:
 - a. The size, scale, architectural style, materials and detailing of the proposals closely reflects the character of the existing development; and
 - b. The open spaces identified on the policies map are retained and their settings are not adversely affected.

Site and Surroundings

The application site comprises a two-storey terrace property located towards the south of Magpie Lane, west of Passfield Avenue in Eastleigh. The property is set back from the road by way of elevated front garden area accessed via steps and the rear garden fully enclosed utilising fence boundary treatment with parking area to rear. The surrounding area is residential in nature featuring varying 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 single storey, flat roof design and matching materials. Due to the terrace nature of this property, the extension will not be seen from the public realm.

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, E10 and Character Area Appraisal ELAC 24.

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.

Although the extension is large in depth, it is kept to a height of below 3m and stepped in from the neighbouring properties.

The neighbour most likely to be affected by the proposal is number 32 Magpie Lane, given its proximity to the development. However, due to the stepped in, single storey nature and outbuilding structure already in situ within the neighbouring curtilage, the scheme is not expected to cause material harm to outlook or unacceptable overshadowing. Furthermore, the absence of windows on this side elevation of the proposal ensures that no loss of privacy would occur for this neighbouring property.

The neighbour at number 28 Magpie Lane is not expected to receive an unacceptable impact from the proposal as the design is stepped further in than the existing rear-built line.

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 amphibians, reptiles, bats and hedgehogs near the site, the Council's Ecology Team were consulted as part of this application. After reviewing the plans and site, no objection was raised to the development 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>.
- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to 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.

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 ☐