

DELEGATED OFFICER REPORT

Application Ref: H/26/101314

Site Address: 1 ARTHUR ROAD, EASTLEIGH, SO50 4FT

Case Officer: Gina Aftanas

Description: Single storey front porch and rear extension. First floor rear extension on existing flat roof and alterations to the fenestration.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal ELAC 10 1,000 and 100 year extent surface water just outside of the boundary line Southern Water foul drainage within 6m of development		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
F/13/72210	Rear conservatory	Permit – 24/04/2013

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Southern Water:	No Objection		

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 ELAC 10. <u>Character area Guidance</u> • Maintain the formal building compositions around route intersections and cul-de-sacs. • Maintain the predominant plot widths and continuity in building line. • Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development.

Proposal:
This application seeks approval for a single storey front porch, single storey rear extension, first floor rear extension and changes to the fenestration all utilising materials to match the host dwelling.

The front porch measures approximately 3.7m in width, 2.3m in depth and 3.5m to the ridge in height with 1no. door and window to the front elevation and 2no. windows to the southwest elevation.

The single storey rear extension measures approximately 3.6m in width, 5.3m in depth and 2.9m in height with 2no. windows to the rear elevation.

The first-floor extension measures approximately 3.3m in width, 1.92m in depth and 2m in height with 1no. window 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.

Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located toward the northeast end of Arthur Road, south of Shakespeare Road in Eastleigh. The front garden is enclosed by way of low-fence boundary treatment with off-road parking to the east side. The rear garden is fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring a mix of 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 proposals are suited to the host dwelling in terms of form, scale and appearance by use of subservient design and matching materials. The front porch will sit comfortably within the street scene as there a number of different style frontages and porches within the vicinity, the use of a pitch roof also allows the porch to compliment the property and its existing style.

Due to the positioning of the ground floor rear elements, they are unlikely to be seen from the street scene. The first floor extension will be seen from Shakespeare Road; however, its set back positioning and use of matching materials, will minimise any impact and it is not expected to result in harm to the street scene.

The development would not be an overdevelopment of the site and would retain sufficient amenity space. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and character area appraisal ELAC 10.

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 front porch, changes to the conservatory and erection of ground floor rear extension are not expected to cause a negative impact on the neighbouring properties due to their single storey design and no additional windows to the side elevations.

The initially submitted design protruded the existing rear gable end creating an unacceptable impact on the neighbouring property, 53 Shakespeare Road, in terms of outlook. The amended plans received 17/06/2026 has scaled back this element of the

proposal in line with the existing gable end, therefore reducing this impact on this neighbour to an extent that is now acceptable.

No other neighbours are expected to be affected by this proposal due to the positioning of the dwelling and absence of additional windows.

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.

Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring adequate parking. The Council's adopted Parking Standards require 3no. car parking spaces to be provided for 4+ bedroomed properties. The application site is currently a 3 bedroomed property, with the proposal increasing this to 4. When visiting on site it was clear that there is sufficient space within the existing driveway to meet this requirement. The parking arrangements are therefore considered acceptable and in line with the residential parking standards.

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

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 ☐