

DELEGATED OFFICER REPORT

Application Ref: H/26/100990

Site Address: 4 BARFOOT ROAD, HEDGE END, SOUTHAMPTON, SO30 2LL

Case Officer: Rachael Morris

Description: Erection of loft dormer to rear of property and single storey rear extension.

Particular Site Constraints?	Yes ☒	No ☐
• Tree Preservation Order • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/40065/000/00 - Outline Application: Residential Development For 680-765 Dwellings On 16.5 Hectares, Primary School On 1.2 Hectares, Urban Park On 6 Hectares and Development for Business Use (Offices and/or Light Industry) With Two Vehicular Accesses Off Tollbar Way, Associated Landscaping, Roads and Infrastructure (Total Site Area 27.8 Hectares) – Grant Outline Permission – Dec 2004 • R/05/55229 - Reserved matters pursuant to outline planning permission Z/40065/000 dated 23/12/04 for the construction of infrastructure roads, sewers and balancing ponds – Permit – Dec 2005 • A/06/56917 - Retention of 2no. free standing non-illuminated signs & 4no. Flagpoles and display of 5no. free standing non-illuminated signs – Consent – Jul 2006 • X/06/57557 - Variation to condition 43 of planning permission Z/40065/0 dated 23/12/2004 to allow occupation of up to 150 dwellings prior to the completion of improvements to the A334, Charles Watts Way west of junction 7 of the M27 – Permit – Sept 2006 • R/07/61038 - Reserved Matters pursuant to outline planning permission Z/40065/000: Construction of 219 dwellings with associated roads, footpaths, parking, landscaping and engineering works (all reserved matters) – Approve Reserved Matters – Jan 2008 • X/07/60043 - Relief of condition No. 43 of planning permission Z/40065/0 dated 23 December 2004, to omit the requirement to carry out improvements to the A334, Charles Watts Way, west of junction 7 of the M27 – Permit – Mar 2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Town Council:	No Objection		
Tree Officer:	No arboricultural objection to the proposal because there are no significant trees within influencing distance of the proposed development.		
Ecology:	This site is in an amber impact risk zone for great crested newts. There are records of bats, nesting swifts and hedgehogs near this site. It is a relatively new build. I don't see any obvious potential habitat features for these species in the photos.		

Site Visit:	Yes ☒	No ☐
Details: 29/04/2026		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development has been considered against policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- The proposed development is retrospective as works have already been completed however this does not form any weight in the decision-making process.

Design and layout

- The proposed rear dormer would be an incongruous and bulky feature introduced to the street scene. As the property is on a corner plot with public views and access around the property, the dormer boasts a commanding presence within the public realm.
- Within the wider street scene, other dormers that are present are much more modest and subtle. Whereas this proposed dormer fills almost the entire rear roof slope, creating an incongruous feature.
- The rear dormer is approx. 15 cubic metres which would be within permitted development limitations for this type of structure. Nonetheless, the housing scheme's original decision notice removed the opportunity to construct first floor dormers under permitted development rights. Application R/07/61038 pursuant to outline application Z/40065/000 states under condition 3 "Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, the buildings must not be extended or altered at first floor or above and there shall be no detached structures erected within the curtilage without the prior written permission of the Local Planning Authority. Reason: To preserve the amenity of future occupiers".
- This highlights the protection the original permission was trying to achieve for the estate and how unauthorised first floor alterations could negatively impact the enjoyment of the estate.
- The rear single storey extension is approx. 3.3m off the original rear wall and as such would extend further out than what would be allowed under permitted development rights which limits terraced housing extensions to 3m. However, the other measurements for its overall height and eaves height would accord with permitted development limitations.
- The proposed single storey rear extension is a modest design. A very similar proposal could be constructed under permitted development if the extension was 30cm shorter in length. Therefore, the difference in the impact this measurement would make in this case is minimal.
- The development would retain sufficient amenity space.

Parking

- The proposal would create an additional 2.no bedrooms, creating a 4-bedroom property, requiring 3.no off-highway parking spaces measuring 2.4m x 4.8m as set out in the Council's Residential Parking Standards SPD.

- According to the submitted plan, this proposal can only provide 2.no parking spaces. However, on site it is clear this is only intended to provide 1.no space but many other households do use the space for two cars.
- Nonetheless, even with two cars squeezed in, there is not satisfactory clearance, and the spaces are shown overflowing past the red line boundary of the application plan. As such, the proposal falls short by at least 1.no space.

Residential amenity

- 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.
- The proposed rear dormer is satisfactorily separated at the rear first floor level by approx. 32m. The Quality Places SPD requires first floor rear separation to measure at least 22m. Nonetheless, due to the bulky nature of the rear dormer there would be a sense of overlooking experienced by neighbours both to the rear and adjacent.
- The proposed single storey rear extension would not create an unacceptable impact to the neighbour and as the extension is located to the north side of the closest adjoining neighbour, there would not be an unacceptable loss of sunlight.

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 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.

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 ...