

DELEGATED OFFICER REPORT

Application Ref: H/26/101204

Site Address: 77 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BU

Case Officer: Charlie Vallis

Description: Proposed side and rear extension with pitched roof and 3x skylights.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of comment received from a neighbour at 10 Yardley Road: Please can I raise the point of access for deliveries and workers etc. If they are planning to use the end of the garden for access (via Yardley road) this is a very small road and has previously struggled to fit bin lorries down there. If large delivery lorries are trying to get through you may be unable and if you can fit, it will block access for residents in approximately 9 properties to get in and out of the road. We simply ask for consideration when work begins.		
Parish Council:	No objection		
Ecology:	There are records of bats near this site and hedgehogs in the wider area. I don't see any potential bat roost features in the photos submitted with the application, however there is a hedgerow along the northern property boundary which could provide habitat for nesting birds, hedgehogs and foraging and commuting bats. There is an existing corrugated metal garage next to the hedgerow which would need to be removed to enable construction of the extension. A precautionary working method must be used to prevent harm to wildlife such as hedgehogs and nesting birds that could be using this site. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box (on the main house) may be appropriate for this building. An elevation drawing should be annotated with proposed locations.		

Site Visit:	Yes ☒	No ☐
Details: 18.06.26		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals.

Assessment:

Principle:

The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Site and proposal:

The application site is located on the eastern side of Bursledon Road, containing a semi-detached property set back by approx. 12m from the road behind a boundary hedge, front garden and driveway. The surrounding area is predominantly residential and contains properties which are fairly mixed in their character and appearance.

The application proposes a single storey side and rear extension, significantly set back from the principal elevation, with a sloping roof to the front and rear.

Design and layout:

The design of the proposed single storey rear and side extension is suited to the host dwelling in terms of its form, scale and appearance, and is considered respectful of the character and appearance of the locality.

The use of facing materials to match the existing, along with the set back and single storey nature of the proposal, ensures the extension would remain subservient and in-keeping with the existing dwellinghouse.

With side access to the rear garden and sufficient amenity space retained, as well as on-site parking to meet parking standards for a 3-bedroom property, the proposals would not be considered overdevelopment of site.

Residential amenity:

Impacts on neighbouring properties has been considered through setting the rear extension on a slightly lower floor level than the existing, and through the choice of a sloping roof with a fairly modest eaves height.

With the above in mind and given the degree of spacing in relation to the neighbour at no.75a, the proposal would not result in an unacceptable loss of outlook or light received by this neighbour. Due to a change in levels on site compared to this neighbour and the relatively low boundary hedge, despite being single storey the proposal presents overlooking concerns. Therefore, with a side facing window being brought closer to their shared boundary, to minimise overlooking and protect the privacy of this neighbour, the proposed ground floor window (which plans indicate would serve a shower and w/c) shall be conditioned to be obscure glazed and top opening only.

In relation to the adjoining neighbour at no.79, the proposal is approximately in line with their existing extension and would not significantly impact this neighbour's light or outlook.

The development is therefore considered to accord with the 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.

Other matters:

There will be no likely adverse impacts on protected/priority species resulting from the proposal, and voluntary biodiversity enhancements will be recommended via an advisory

note to applicant. Precautionary methods in relation to wildlife shall also be recommended via an advisory note.

A neighbour raised that the rear access road is too small to cope with any large vehicles associated with construction (deliveries/workers). Following a visit to site, the garden is noted as being enclosed to the rear and there was no indication of access to the property from the rear. As such, no conditions have been placed in this regard.

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 ...