

DELEGATED OFFICER REPORT

Application Ref: H/26/101282

Site Address: FREEWAYS, 47 THE DROVE, WEST END, SOUTHAMPTON, SO30 2EF

Case Officer: Rachael Morris

Description: Erection of single storey side and rear extension. Erection of 2m boundary fence to side curtilage.

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

Planning History?	Yes ☒	No ☐
F/25/98786 - Extension and conversion of existing dwelling to flexible use for 3no. single occupancy supported living units (Use Class C2) or use as a single dwelling with annexe accommodation (Use Class C3) – Withdrawn – Jun 2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	<u>Update:</u> I have reviewed the additional site photos sent by email (30/6/26) and can see that the garage ceiling is intact and the garage is well lit. There are no potential bat roost features, so a preliminary bat roost appraisal will not be required. Please could you add an informative to the decision notice. <u>28/05/2026:</u> The proposal would involve demolition of the existing garage and an existing conifer hedge on the western boundary. This site is in an amber impact risk zone for great crested newts. There are records of common reptiles, bats and hedgehogs near this site. Nesting birds are also likely to be using the hedge. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Photos of any areas of the garden and the hedge affected by the proposal are also required. A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include: - 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 accord 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. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
Southern Water:	The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. In order to protect public sewers, Southern Water requests that if consent is granted, a condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

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

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:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> - The design of the single-storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance. The proposed design mirrors aspects of the character of the existing dwelling such as a bay window and window design. The proposal sits as a subservient addition to the main dwelling. - The proposed side extension would remove the existing double garage to allow the extension to be built. The neighbouring property at no.49 The Drove has a similar extension, but they converted the existing garage space to habitable instead of demolishing it and have a rear conservatory.

- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The proposed 2m high side boundary fence would not appear out of place within the setting of the locality where an approx. 2m boundary fence to the public realm is already in place to no.39 The Drove, adjacent. In addition, the hedging to the rear is not being replaced and so retains some existing character and reduces any potential impact the proposed fence may have.
- Whilst on site it became apparent that the front side conifer hedge had already been removed and replaced by a rustic side fence which appears to fall under permitted development.

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 proposal does not include any side windows that outlook to the access road and only have side windows that look into the residential garden of the application property, which is acceptable. The front window is only to the ground floor and looks into the front public realm which is also acceptable.

Other material considerations

- The proposal will incorporate the addition of 2.no bedrooms to create a 4-bedroom dwelling. This requires 3 on-site parking spaces, as per the Council's Parking Standards SPD. The driveway is stated to be capable of accommodating 5.no cars. No scaled drawing has been submitted to support this claim, however the driveway is large both in terms of hard-surfacing and lawned area, and as such it is considered at least 3.no car parking spaces, measuring at least 2.4m x 4.8m could be provided on-site.
- Ecology did raise concerns regarding the removal of the hedge, roof, fascia and soffits. Close-up site pictures were provided, and it was concluded that there were no bat roost features that required an appraisal/survey for. Therefore, a note to applicant could be attached to the decision.

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 2030; (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 ...		