

Application Number: H/26/101099
Case Officer: Gina Aftanas
Received Date: 17/03/2026
Site Address: 12 Granada Road, Hedge End, SO30 4AN
Applicant: Eileen Maddox
Proposal: Proposed new dormers to front elevation, rooflights to rear elevation and a single storey rear extension.

Recommendation: PERMIT

CONDITIONS:

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 101 Rev.B.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

Note to applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked

for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to applicant: A precautionary working method should 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.

Note to applicant: Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF paragraph 180.

- A bat brick and a swift brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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.

Report:

1. This application has been referred to Committee because a relative of a councillor lives within close proximity.

Site Characteristics and Character of the Locality

2. The application site comprises a single-storey detached dwelling located on the corner of Granada Road and Oak Tree Gardens in Hedge End. The property is set back from the road by way of a front garden area enclosed with hedgerow on a brick base and the rear garden is fully enclosed utilising fence boundary treatment. There is also a parking area at the rear of the garden, accessed from Oak Tree Gardens. The surrounding area is residential in nature, featuring different style house-types including a number of bungalows in the immediate area, some with accommodation within the roof space served by dormer windows.

Description of Application

3. The application seeks approval for a single storey rear extension, 2no. dormers to the front roof slope and 2no. rooflights to the rear roof slope to create habitable accommodation within the loft space. The front dormers both measure 1.6m in width, 1.7m in depth and 2m to the ridge in height. The rear extension would measure 3.93m in width, 3.5m in depth and 3.4m to the ridge in height.
4. The design of the rear extension includes a brickwork base and timber frame with a single ply and tiling for the roof. The front dormers are utilising hanging tiles to match the existing roof.
5. The plans also show some internal alterations which include reconfiguration of the ground floor to relocate 2no. bedrooms and 1no. bathroom to the first floor, which are proposed to be replaced with a study, utility, ensuite and WC. It is noted that these works do not require planning permission.

Relevant Planning History

6. There have been no previous planning applications at this site.

Representations Received

7. No representations received.

Consultation Responses

8. Ecology – no objection; advice provided for the applicants attention regarding biodiversity enhancements and precautionary working methods.
9. Hedge End Parish Council – objection on the basis of lack of parking.

Policy Context and Designations Applicable to Site

- Within Established Residential Area
- Character Area Appraisal HEWEB 27
- Bats noted within the area
- Great Crested Newts IRZ – Amber zone (suitable habitat)
- 1,000 year extent surface water flooding within boundary

Adopted Local Plan Policies

10. The most relevant policies are:

Strategic Policies

- S1 (Delivering sustainable development)

- S2 (Approach to new development)

Development Management Policies

- DM1 (General criteria for new development)
- DM11 (Nature conservation)
- DM14 (Parking)

Supplementary Planning Documents

- Quality Places SPD (November 2011)
- Residential Parking Standards (September 2025)

National Planning Policy Framework

11. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

National Planning Practice Guidance

12. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

13. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

14. The site is within the urban edge where the principle of development is acceptable, subject to the proposal complying with relevant planning policies.

Design and Appearance:

15. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

16. The rear extension is suited to the host dwelling in terms of its form and scale by use of single storey design. The low roof design will sit comfortably with the dwelling and create a subservient appearance. The proposal would be seen from the side of the property; however, the use of a light frame, low tiled roof, and a complementary design, allows for the development to sit comfortably within the street scene.
17. The proposed dormers to the front elevation will sit comfortably within Granada Road with front dormers being a common feature within the surrounding area. There are a range of different materials used for the front dormers already present in the vicinity, the closest examples are numbers 14, 1b and 1c, which include a mix of hanging tiles and timber cladding of differing colours. By utilising roof tiles consistent with the host dwelling, the proposed dormers will achieve a harmonious appearance within the street scene and correspond closely with the established form of the opposite dwelling, number 1B. The rear rooflights would be modest in size and have minimal visual impact on the property or surrounding area.
18. The proposal would fit in with the residential character and appearance of the locality and in this respect accords with policy DM1 of the Local Plan.

Residential Amenity:

19. 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. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
20. There is a separation distance from the proposed rear extension of 15m from number 14 Granada Road and 18m from number 1 Oak Tree Gardens. Due to its siting away from the surrounding properties and single storey design, the proposed rear extension is unlikely to affect the neighbouring properties to the rear or the south-west in terms of loss of privacy, light or outlook.
21. The proposed dormer windows are located on the front elevation, orientated toward the public realm, where an outward aspect toward the street is expected. With a separation distance of approximately 25m to the nearest neighbouring property, these dormers would not result in an adverse impact on the privacy of nearby neighbours.
22. The roof lights are positioned on the rear elevation, and due to their upward orientation and that they serve non-habitable rooms, namely the staircase and a bathroom, they are not expected to cause any concerns in regard to amenity.
23. On this basis, 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:

24. The Ecology Officer has reviewed the proposal and site photos and has concluded that there are no potential bat roost features. No further surveys are required, and no objection is raised subject to informatives being included within the decision notice, providing advice to the applicant about ecological enhancements and precautionary working methods to protect wildlife.

Parking:

25. 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 2 car parking spaces to be provided for 3 bedroomed properties. The application site is a 3 bedroomed property currently with 1 on-site parking space. Although the proposal would not increase the number of bedrooms, the scheme incorporates an extra parking space through the use of existing hardstanding at the rear of the property. This would increase the parking provision to 2no. spaces as required for a 3 bedroomed property, which is acceptable and in line with the residential parking standards.

Sustainability Measures and Climate Change:

26. 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.
27. 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:

28. 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.

29. 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

30. To conclude, the proposal is in keeping with the character of the area and will not materially impact the amenity of neighbouring residents or have an adverse ecological impact. The parking provision is acceptable in accordance with the Adopted Parking Standards. The proposal is in accordance with the development plan and as such, the application is recommended for permission.

H/26/101099



Address: 12 Granada Road, Hedge End,
Southampton, SO30 4AN

Date: 29/05/2026

Scale: 1:1250