

DELEGATED OFFICER REPORT

Application Ref: H/26/101459

Site Address: 37 NELSON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a first-floor extension to provide a bathroom

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/08571/001/00 - Construction of double garage at rear - Permit - 12/07/1996 • F/12/70556 - Single storey rear extension following demolition of existing lean-to - Refuse Planning Permission For - 01/05/2012 • F/12/71262 - Single storey extension to No. 35 and 37 Nelson Road - Permit - 05/12/2012		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comments received.		
Ecologist:	No objection. No potential bat roost features identified. Recommends biodiversity enhancements.		
Southern Water:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 18 th June 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 (June 2026); Parking Standards (September 2025); Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 4)

Assessment:

Site context and surroundings

The application site comprises a two-storey, three-bedroom semi-detached dwelling finished in cream render with a tiled hipped roof. The property occupies a long and relatively narrow plot with off-street parking to the front and gated side access leading to the rear garden. The rear garden is predominantly laid to gravel and contains a large, detached outbuilding/garage positioned at the rear of the site.

The surrounding area is residential in character and is predominantly comprised of semi-detached and terraced dwellings of a similar age and appearance. The street scene exhibits a strong and consistent pattern of development, with properties sharing similar scale.

Proposal

The proposal seeks planning permission for the erection of a first-floor flat roof extension above the existing ground-floor hall to enlarge the existing first-floor WC and create a bathroom. The extension would be set back from the principal elevation and would align with the existing eaves height.

Policy and Principle

- The application site lies within an urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bishopstoke, Fair Oak and Horton Heath (BIFOH 4) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - ii) Minimise the requirement for on-street parking in new development.
 - iii) Maintain the predominant brick wall plot boundaries.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- While the proposed first-floor extension would be visible from the public realm, it would be set back from the principal elevation, align with the existing eaves height and remain subservient to the host dwelling. As such, its visual impact on the street scene would be minimal. The extension would also utilise materials to match the existing dwelling, ensuring that it integrates well with the host dwelling.
- The extension would be modest in scale and would not disrupt the established building line or the shallow front building setback. It would therefore preserve the overall appearance of the semi-detached pair.

- Given its scale, design and positioning, the proposal would not appear visually intrusive within the street scene or undermine the strong and consistent character of the surrounding area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed first-floor extension would be positioned above the existing side projection and would be modest in scale. Owing to the site's orientation and the generous separation distance to the nearest neighbouring properties, including Nos. 48 and 50 Longmead Avenue, the proposal would not result in any material loss of outlook, overbearing impact or loss of light.
- It was also noted during the site visit that mature vegetation exists along parts of the shared boundaries, providing an additional degree of screening between the application site and neighbouring properties.
- Furthermore, the proposal does not include any side-facing first-floor windows. As such, it would not give rise to any unacceptable overlooking or loss of privacy to neighbouring occupiers.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist reviewed the submitted site photographs and confirmed that there are no potential bat roost features associated with the parts of the dwelling affected by the proposal. Therefore, no ecological surveys are required.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would only provide an additional bathroom to serve the existing dwelling and would not increase the number of bedrooms. As such, the existing off-street parking provision would remain unchanged and is considered sufficient to serve the dwelling.

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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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.

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The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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Conclusion:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐