

DELEGATED OFFICER REPORT

Application Ref: H/26/100773

Site Address: OUR BRIGADOON, PAYNES LANE, FAIR OAK, EASTLEIGH, SO50 7GS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a two-storey side extension and single-storey rear extension following demolition of the existing garage

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

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No representations have been received during either the original consultation period or the subsequent re-consultation on the amended plans.		
Parish Council:	Parish Council raised no comments during the original consultation. Following re-consultation on the amended plans, the Parish Council sought clarification regarding the consultation period but made no further comments on the proposal.		
Ecologist:	Following submission of a Preliminary Roost Appraisal, the Council's Ecologist confirmed that the dwelling has low suitability for roosting bats and no further bat surveys are required. The Ecologist recommended implementation of the bat sensitive lighting and ecological enhancement measures set out in the report, together with appropriate informatives relating to bats and nesting birds.		

Site Visit:	Yes ☒	No ☐
Details: 10 th February 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 19)

Assessment:

Site context and surroundings

The application site comprises a detached two-storey, three-bedroom dwelling located at the end of a cul-de-sac in North Fair Oak. The dwelling is constructed in red brick and is served by a detached single garage positioned to the eastern side of the property. The site benefits from a front garden and driveway providing off-street parking, together with a rear garden laid predominantly to lawn. The surrounding area is predominantly residential in character, comprising a mix of detached and semi-detached dwellings.

Proposal

The application seeks planning permission for the demolition of the existing detached garage and the erection of a two-storey side extension together with a small single-storey rear extension.

During the course of the application, amended plans have been submitted following discussions with the officer. The original submission proposed a two-storey side extension incorporating a flat roof with a parapet. Following revisions, the proposal has been amended to incorporate a pitched roof. The amended scheme also includes revisions to the proportions and positioning of the proposed windows and updates to the submitted plans and elevations to ensure consistency across the drawings.

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 (BIFOHH 19) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the wide grass verges and associated semi-mature broadleaved tree planting.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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.
- The application site occupies a relatively tucked-away position at the end of a cul-de-sac and is partially screened from wider public viewpoints. As a result, views of the proposed side and rear extensions from the public realm would be limited, thereby reducing its visual prominence within the street scene.
- Whilst the proposed two-storey side extension is only set back a short distance from the principal elevation, it remains subordinate to the host dwelling due to its lower ridge height. The revised window arrangement also provides a more balanced relationship with the existing fenestration, resulting in a more cohesive appearance.

- It is also noted that the adjoining dwelling has previously been altered through the replacement of its side garage with a side extension. As such, the proposed development would not appear as an incongruous feature within the locality but would sit comfortably alongside the established pattern of development. Overall, the proposal is not considered to result in unacceptable harm to the character or appearance of either the host dwelling or the wider street scene.

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 two-storey side extension and single storey rear extension would maintain an appropriate separation distance from adjoining properties. Whilst the development would increase the built form on the site, it is not considered that the proposal would result in an unacceptable overbearing impact or unacceptable loss of outlook to neighbouring occupiers.
- The proposed single-storey rear extension would not project beyond the existing rear extension and, due to its single-storey scale, is not considered to result in any unacceptable impact upon neighbouring amenity.
- In terms of daylight and sunlight, having regard to the siting, scale and orientation of the proposal, it is not considered that the development would result in any significant loss of light or overshadowing to adjoining residential properties.
- Furthermore, no first-floor side-facing windows are proposed within the extension. As such, the proposal would not give rise to unacceptable overlooking.
- Although the proposed first-floor rear window is full-height, it would serve a non-habitable room and this rear to rear relationship between the residential properties is typical of the surrounding residential area. It is not considered to give rise to an unacceptable level of overlooking or loss of privacy.

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.
- During the course of the application, the proposal was amended and it was confirmed that works would affect part of the existing roof. The applicant subsequently submitted a Preliminary Roost Appraisal, which has been reviewed by the Council's Ecologist.
- The Ecologist raises no objection to the proposal, subject to appropriate mitigation and enhancement measures, including compliance with the recommendations set out within the Preliminary Roost Appraisal, implementation of a precautionary working method for hedgehogs, and the provision of biodiversity enhancement features.

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 proposed development would not increase the number of bedrooms within the dwelling and therefore is not expected to generate any additional parking demand.
- While the proposal involves the demolition of the existing detached garage, resulting in the loss of one covered parking space, the existing driveway is of sufficient size to accommodate at least three vehicles within the site. This level of parking provision is considered adequate 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 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.

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.

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: Permit subject to conditions.		
Recommendation:	PERMIT ☒	REFUSE ☐