

DELEGATED OFFICER REPORT

Application Ref: H/26/101518

Site Address: 10 ALLEN ROAD, HEDGE END, SOUTHAMPTON, SO30 4EX

Case Officer: Gina Aftanas

Description: Single storey rear and 2 storey side extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal HEWEB 37 1,000 year extent surface water flooding just outside front boundary line Bats recorded in the area Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 Objection – 8 Allen Road (summarised)</u> • Access to driveway • Partly block light to upstairs landing and downstairs toilet • Increase parking on Allen Road • Dust and noise during construction and affect on health • No other two-storey extension in Allen Road • Loss of privacy		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 22/06/2026 and 29/06/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 Appraisals HEWEB 37. <u>Character Area Guidance</u> • Retain the grass verges and associated semi-mature broadleaved tree planting. • Maintain the predominant plot widths. • Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

Proposal:

This application is seeking approval for a single storey rear and two-storey side extension. The rear extension is of a flat roof design and measures approximately 7.1m in width, 4m in depth and 2.5m in height. The side extension is of a pitch roof design and measures approximately 2.7m in width, 7.1m in depth and 7m to the ridge in height.

Assessment:Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey, semi-detached dwelling located toward the western end of Allen Road, east of Wildern Lane in Hedge End. The property is set back from the road by way of driveway and front garden area with the rear fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring differing style house-types.

Character and Appearance

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

The proposal is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The roof design of the side extension compliments both the host dwelling and surrounding area, with pitch roofs being a common feature within Allen Road.

Due to the positioning and of the rear extension, it will not be seen from the public realm; however, single storey flat roof rear extensions are typical within the vicinity.

Allen Road features a variety of house types, with the proposed development sitting within a group of eight architecturally similar properties. While broadly alike in style, these dwellings display a diverse range of features, including varied frontages, attached garage, lean-to roofs, material variations, and single-storey extensions. This existing variety in design, combined with the property's set-back positioning and use of matching materials, ensures that this development will be an unobtrusive addition to the existing street scene.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and HEWEB 37.

Residential Amenity

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.

The rear extension is unlikely to cause an unacceptable impact on the neighbouring property to the west due to the single storey, flat roof design and stepped in positioning.

The neighbour to the east is also unlikely to receive an unacceptable impact due to the marginal protrusion passed this neighbour's rear built line. The direction of the sun's movement means this element will also not cause overshadowing to this neighbour.

The neighbour at number 8 Allen Road will be affected by the two-storey side extension due to the development being positioned on this side. Although the proposal sits close to the boundary line of the application site, the remaining separation between the properties of 3m at its closest point, maintains a reasonable distance. There are no windows proposed to the side elevation, so no overlooking is expected. Any loss of light affecting the property will be to an upstairs landing and downstairs WC. These rooms are not considered habitable rooms and are not subject to the same protection under the Quality Places SPD as primary living spaces, therefore, not causing an unacceptable impact in terms of overshadowing.

As a result, 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.

It should be noted that matters relating to the Party Wall Act 1996, fall outside the scope of the planning process. Any works that may affect a shared boundary, party structure or neighbouring foundations are the responsibility of the applicant to address directly with adjoining owners in accordance with the requirements of the Act. While this legislation operates independently of planning permission, the applicant is advised to ensure that all necessary notices and agreements are in place prior to commencing development.

If associated noise or dust becomes unreasonable, this is managed under separate legislation designed to address and reduce such impacts at the time they arise.

Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3 car parking spaces to be provided for 4 bedroomed properties.

It has been confirmed that the front garden of the property will be of a design akin to number 6 Allen Road under permitted development rights to create space for the required 3 parking spaces.

Ecology

As this site is in an amber impact risk zone for great crested newts, there are nearby records of bats, hedgehogs and water shrews and records of nesting swifts in the wider area, the Council's Ecology Team were consulted as part of this application. After reviewing the site, no objection was found subject to the following informatives being included within the decision notice.

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- 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 accordance 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.

Other Material Considerations

- 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 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐