

DELEGATED OFFICER REPORT

Application Ref: H/26/101423

Site Address: 36 BRUNSWICK ROAD, FAIR OAK, EASTLEIGH, SO50 8FE

Case Officer: Gina Aftanas

Description: Single storey side extension following part removal of existing conservatory.

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

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 Comment – 34 Brunswick Road</u> Waste water from roof of building. At this present time all the water from the conservatory roof of this property drains into my back garden at 34, flooding it at times. Please can you make sure that when the conservatory is modified that drainage water will remain at 36.		
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 – 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).

Proposal:
This application is seeking approval for a single storey side extension following part demolition of existing conservatory. The extension measures approximately 2.13m in width, 5.08m in depth and 3.94m to the ridge in height, utilising materials to match the host dwelling.

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 northern end of Brunswick Road, west of Sandy Lane in Fair Oak. The property is situated on a corner plot, set back from the road by way of front garden area, with the rear garden fully enclosed utilising fence and established hedgerow boundary treatments. The surrounding area is residential in nature, featuring similar style house-types with differing frontages.

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 host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The roof design compliments both the host dwelling and surrounding area, with pitch roofs being a common feature within Brunswick Road. The existing hedgerow boundary treatment will screen the majority of the extension from being seen from the public realm; however, even without this in place, the complementary design is expected to sit comfortably within the 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.

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.

Due to the siting of the property on a corner plot and the positioning of the proposal to the side that holds no neighbour, the extension will not cause a negative impact on any neighbours in terms of loss of privacy, light or outlook.

The neighbour to the west, number 34 Brunswick Road, is unlikely to be affected by the proposal due to the new extension not surpassing the rear-built line of the host dwelling. The remaining conservatory to the rear of the property, on this neighbouring side, will not be affected in terms of size. However, the guttering will be capped off at the side of the new extension, reducing the amount of water received to the downpipe at number 34. It has been confirmed that the new extension will either feed into the downpipe at the front of the application property, or into a new soakaway. This detail will be decided at building control stage.

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.

Ecology

Due to records of bats and hedgehogs within the area, the Councils Ecology Team were consulted as part of this application. After reviewing the site, no objection was found subject to the following informative being included within the decision notice.

- Precautionary working methods for hedgehogs will be required. This 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.
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. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
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. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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 ☐