

DELEGATED OFFICER REPORT

Application Ref: H/26/101559

Site Address: 5 RECTORY COURT, BOTLEY, SOUTHAMPTON, SO30 2SJ

Case Officer: Gina Aftanas

Description: Proposed single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Order within the boundary Character Area Appraisal HEWEB 47 Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
T/19/86014	1 no. Oak (T1) - reduce canopy by up to 2 metres. Crown raise to 5 metres.	Part consent – 05/09/2019
T/23/96553	1no. Oak (T1) - Thin by 20 percent, to be achieved by removal of epicormic growth throughout crown.	Refuse – 24/01/2024

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No objection subject to the request of an appropriate tree barrier system to protect the tree from the building and the building from the tree.		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No objection subject to condition. <i>The development must accord with the arboricultural report reference JFA0407_2026-07-12 TS and tree protection plan reference JFA0407.03 TPP. Once established, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area, as shown on the approved protection plan.</i> <i>Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.</i>		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 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 Appraisal HEWEB 47.

Character Area Guidance

- Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- Maintain the importance of the central open green space and semi-mature broadleaved tree planting to the east of Holmesland Drive.
- 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, pitched roof side extension. The extension measures approximately 3.5m in width, 6.9m in depth and 5.13m in height, utilising materials to match the host dwelling. The proposal includes 2no. roof lights and 1no. door and 1no. window to the northwest elevation.

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 three-storey semi-detached dwelling located at the end of Rectory Court cul-de-sac, east of Holmesland Lane in Botley. The property is set back from the road by way of concrete driveway, with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring similar 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 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 Rectory Court. Due to its positioning, the extension will be seen from the public realm. However, there are already examples of this type of extension within the cul-de-sac, namely number 15 Rectory Court, allowing the proposal to sit comfortably within the surrounding area.

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 Character Area Appraisal HEWEB 47.

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 closest neighbour, number 4 Rectory Court, is unlikely to be adversely affected by the extension due to the separation distance between the properties and it not surpassing their principal elevation. Due to this, the single storey design and absence of windows towards this neighbour, the proposal is not expected to result in an unexpected impact in terms of loss of privacy, light or outlook.

No other neighbours are expected to be impacted by this proposal.

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 the site being within an amber impact risk zone for great crested newts with records of bats, hedgehogs and slow worms 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 informative 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>.
- 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 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- 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.
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>)

Trees

Due to a large oak tree, that is subject to a Tree Preservation Order, located just behind the rear fence of the application property, the Council's Tree Officer was consulted as part

of this application. A tree protection plan was requested and subsequently received, demonstrating how the roots contained within the Root Protection Area can be protected. This document was approved, and the Tree Officer has confirmed no objection to the proposal subject to the following condition being included within the decision notice.

- The development must accord with the arboricultural report reference JFA0407_2026-07-12 TS and tree protection plan reference JFA0407.03 TPP. Once established, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area, as shown on the approved protection plan.
Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

Other Material Considerations

- 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 Environment 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: This application is recommended for approval.		
Recommendation:	PERMIT ☒	REFUSE ☐