

# DELEGATED OFFICER REPORT

**Application Ref:** H/25/100224

**Site Address:** 47 VERDON AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HW

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** First-floor side extension with single-storey rear extension

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| <b>Particular Site Constraints?</b>                                                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Within the Urban Edge</li> <li>• Within Established Residential Area</li> <li>• Within Built-up Area Boundary</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Z/24395/000/00 - Single storey extension to provide utility room at rear, garage at side and front porch - Permit - 14/04/1980</li> </ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | One comment was received in response to the original proposal. Concerns were raised regarding potential disruption during construction, including access to the neighbouring property, noise and disturbance while working from home, and a request for details of construction hours and mitigation measures. Concerns were also expressed regarding the impact of the extension on light, outlook and privacy. The neighbour also requested that the existing trees be addressed as part of the development.                                                  |                                             |                                           |
| Parish Council:   | No comments received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |
| Ecologist:        | <p>Following review of the Preliminary Roost Assessment, the building was assessed as having moderate bat roost potential. Two bat emergence surveys were required before the application could be determined, as the presence of protected species is a material planning consideration.</p> <p>Following review of the bat emergence surveys, no bats were recorded emerging from or roosting within the building. A low-impact lighting strategy and the provision of an integrated bat box are recommended as mitigation and biodiversity enhancements.</p> |                                             |                                           |
| HCC Highways:     | No objection. Overspill parking associated with a single dwelling is unlikely to result in a highway safety issue, given the site's location at the end of a cul-de-sac with low traffic speeds and existing on-street parking availability. The proposal should not be treated as a precedent for future development in the area. No concerns regarding refuse collection were raised.                                                                                                                                                                         |                                             |                                           |

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|-----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                      | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 30 <sup>th</sup> October 2025. |                                                |                                    |

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| <b>Policy:</b> |
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## **National Planning Policy Framework Planning Practice Guidance**

### **Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

### **Supplementary Planning Documents:**

Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 37)

## **Assessment:**

### **Site context and surroundings**

The application site comprises a two-storey, three-bedroom semi-detached dwelling finished in cream render with a pitched tiled roof. The dwelling has an existing single-storey flat-roof side addition incorporating a garage, store and dining room. The rear garden is predominantly laid to lawn with a patio area. The site is residential in nature and characterised predominantly by two-storey semi-detached dwellings of a similar scale, design and appearance.

### **Proposal**

The application seeks planning permission for a first-floor side extension and a single-storey rear extension.

The proposed first-floor side extension would be constructed above the existing single-storey side addition. It would be set back from the principal elevation and set down from the main ridge line, providing an additional bedroom and bathroom at first-floor level.

The proposed single-storey rear extension would infill the existing rear recess to create an enlarged open-plan kitchen, dining and family area, together with an enlarged shower room at ground-floor level.

During the course of the application, amended plans were submitted which revised the internal layout of the rear extension. This resulted in a reduction in the width of the proposed bi-fold doors and the introduction of an additional rear-facing kitchen window. The overall footprint, scale and appearance of the proposed extensions remain unchanged. As the amendments are considered minor in nature and would not materially alter the impacts of the development, no further consultation was undertaken.

### **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 Bursledon, Hamble-le-Rice and Hound (BHH 37) which provides the following guidance on developments and that they should ensure that:
  - i) Retain the grass verges.
  - ii) Maintain the importance of the open green space and semi-mature broadleaved trees at the centre of the loop on Sydney Avenue in any new development.

- iii) Ensure that new development relates effectively with the building features and materials 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.
- The proposed first-floor side extension would be constructed above the existing single-storey side addition. It would be set back from the principal elevation and set down from the main ridge, ensuring that it remains visually subservient to the host dwelling. The roof form and proportions are also considered to reflect those of the existing dwelling, allowing the extension to integrate well with the original building.
- Whilst the proposed first-floor side extension would reduce the symmetry between the pair of semi-detached dwellings, it is noted that they no longer retain complete symmetry. As a result, it would not appear unduly prominent or incongruous within the street scene.
- In addition, the application site is located close to the end of a cul-de-sac where public views are relatively limited. As such, any change to the appearance of the dwelling would have a limited effect on the wider street scene.
- The proposed single-storey rear extension would infill the existing rear recess and would be positioned to the rear of the dwelling, where it would be largely screened from public views. Given its modest scale and rearward location, it is not considered to have a harmful impact on the street scene or the character and appearance of the surrounding area.
- The proposed external materials would match or closely complement the existing dwelling. Therefore, the extensions are considered to integrate satisfactorily with the host dwelling.

**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 side extension would reduce the separation distance to No. 49 Verdon Avenue. However, given that the extension would be located to the west of the neighbouring property, together with its subordinate design and limited projection, it is not considered that the proposal would result in a significant loss of light to the neighbouring dwelling.
- No first-floor side-facing windows are proposed within the first-floor side extension and therefore the development would not result in any direct overlooking or unacceptable loss of privacy between the properties.
- One additional first-floor rear-facing window is proposed to serve the new bathroom. Given its intended use, it is anticipated that the window would be obscure glazed, thereby limiting opportunities for overlooking and protecting neighbouring privacy.

- The proposed single-storey rear extension is modest in scale and would infill the existing rear recess only. Furthermore, the adjoining property at No. 45 already benefits from a rear extension. In this context, the proposal is not considered to result in an unacceptable overbearing impact or loss of outlook to neighbouring occupiers.
- The neighbour has also raised concerns regarding construction traffic, working hours, noise and access during the construction period. Whilst these concerns are acknowledged, they relate to temporary impacts associated with the construction process rather than the permanent planning effects of the development and are therefore afforded limited weight in the determination of this application.
- The neighbour also requests that existing trees within the application site be removed. However, this is a private matter for the applicant and does not form part of the development proposed under this application.

### **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.
- Following consultation with the Council's Ecologist, a Preliminary Roost Assessment (Arbtech, January 2026) was submitted in support of the application. The report identified the dwelling as having moderate bat roost potential, due to gaps within the roof tiles and tears in the roofing underlay. Therefore, the Ecologist advised that two bat emergence surveys were required to establish whether bats were present before the application could be determined, as the presence of protected species is a material planning consideration.
- A Bat Emergence and Re-entry Survey (Ecosupport, July 2026) was subsequently submitted. Following review of the survey, the Ecologist confirmed that no bats were observed emerging from or roosting within the building. The Ecologist raised no objection to the proposal, subject to the implementation of the recommended low-impact lighting strategy and the provision of an integrated bat box as biodiversity enhancements.

### **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 increase the size of the dwelling from a three-bedroom to a four-bedroom dwelling, which would require three off-street parking spaces. During the site visit, it was noted that the existing driveway is only capable of accommodating one to two vehicles, and the existing garage is not of sufficient size to reasonably count as a parking space. As such, concerns were raised regarding the adequacy of the on-site parking provision.
- HCC Highways was therefore consulted on the application. Having considered the proposal, it advised that any overspill parking associated with a single dwelling is unlikely to result in a highway safety issue, having regard to the site's location

close to the end of a cul-de-sac, where vehicle speeds and traffic movements are low, together with the availability of on-street parking within the vicinity.

- HCC Highways also confirmed that the proposal would not adversely affect refuse collection arrangements. Whilst it noted that cumulative overspill parking arising from future developments could potentially become an issue, it did not raise an objection to this proposal. Accordingly, no highway objection has been raised.

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** ☐