

DELEGATED OFFICER REPORT

Application Ref: H/26/101570

Site Address: 57 WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FR

Case Officer: Rachael Morris

Description: Erection of two-storey side extension with open front porch and alterations to the fenestration.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	There are records of bats and hedgehogs near this site with nesting swifts in the wider area. I have reviewed the PEA and Phase II Bat Surveys report by South Coast Ecology (June 2026). The building was assessed to be unlikely to support roosting bats. There was an active bird's nest recorded during the survey and suitable habitat for hedgehogs and badgers was found on site. The mitigation and enhancements recommended in the report are appropriate and must be implemented.		

Site Visit:	Yes ☒	No ☐
Details: 08/07/2026		

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 Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. • Character Area BHH 48 describes the area as “1970s/1980s detached development on a multi-headed cul-de-sac to the west of Butlocks Heath.”
<u>Design and layout</u>

- The design of the proposed two-storey side extension respects the original character of the main dwellinghouse as it is set back from the principal elevation and sits below the main ridge while using materials to match.
- The design of the two-storey side extension is similar to other two-storey side extensions within the street scene, such as no.58, no.56 and no.44 Woolston Road.
- The proposed porch is a modest addition and helps to break up the front elevation.
- The property benefits from a large garden and as such, the proposal would still retain sufficient amenity space.

Residential amenity

- 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.
- The neighbour adjacent that will have a side outlook to the extension, has an existing first floor window to this side. However, this is obscure glass and as such it is expected this does not serve a main habitable room. The experience from this window would be altered as the extension reduces the separation of buildings however, this would not result in an unacceptable loss of outlook or privacy.
- The application has been amended to alter the position of the second bedroom and upstairs bathroom so that the proposed side window would serve the bathroom. This ensures that a condition can be placed on the decision to obscure glaze this bathroom window to ensure a suitable relationship and retention of privacy between the extension and existing adjacent neighbour.
- The proposed first floor rear windows would not create unacceptable overlooking outside of what is expected within a residential area where some level of overlooking to neighbouring rear gardens is accepted.

Other material considerations

- The proposal includes the addition of 1.no bedroom to total a 3-bedroom property which requires 2.no on-site parking spaces, measuring at least 2.4m x 4.8m, as stated in the Parking Standards SPD. This can be provided. Although 3.no spaces are shown on the proposed site plan, these are not long enough to classify as a space, but in total the required 2.no spaces can be provided for.
- The provided ecological report was considered suitable by the Council's ecologist, and its recommendations have been conditioned.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...