

DELEGATED OFFICER REPORT

Application Ref: H/26/101179

Site Address: 108 MERION ROAD, BOTLEY, SOUTHAMPTON, SO32 2SR

Case Officer: Gina Aftanas

Description: Proposing a single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded in the area Southern Water foul sewage pipe		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
H/26/100155	Loft conversion to provide habitable accommodation with the addition of three dormer windows and three rooflights.	Permit – 08/01/2026

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No objection subject to the use of matching materials.		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	No Objection		

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 seeks approval for a single storey, pitch roof rear extension. The extension measures 5.9m in width, 4m in depth and 2.4m to the eaves 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 detached property, located toward the north-east of the relatively new Boorley Green development, south of Winchester Road in Botley. The property is set back from the road by way of front garden area and driveway, with the rear fully enclosed utilising fence boundary treatment. 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 the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The proposed roof design compliments both the host dwelling and surrounding area, with pitch roofs being a common feature within Merion Road. Due to the positioning of the rear extension, it will not be seen from the public realm and will therefore not affect the street scene.

This proposal, when also assessed alongside previously approved development (H/25/100155) will not lead to overdevelopment of the site, 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.

The only neighbour likely to be affected by this proposal is number 84 Merion Road due to the positioning of the extension along this neighbouring boundary. However, the use single storey, pitch roof design and passing of the 45-degree test, means the proposal is unlikely to cause an unacceptable impact in terms of outlook or loss of light. Furthermore, no windows are proposed to the side elevations of the extension, so this property will not be subject to overlooking.

No other properties are expected to be affected by this proposal due to an outbuilding already in situ to the west, and a separation distance of approximately 24m to the closest rear neighbour.

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 in 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 informatives being included within the decision notice.

- 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 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 ☐