

DELEGATED OFFICER REPORT

Application Ref: H/26/101218

Site Address: 33 LONGCLOSE ROAD, HEDGE END, SOUTHAMPTON, SO30 4GB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retrospective application for the retention of a single-storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Southern Water:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 18 th June 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 Appraisal for Hedge End, West End and Botley (HEWEB 37)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a two-storey mid-terraced dwelling located within a terrace of six properties on the northern edge of Hedge End. The frontage is laid to gravel providing off-street parking. To the rear, the property benefits from an enclosed garden comprising a raised timber deck adjoining the dwelling with the remainder predominantly laid to lawn. A rear gate provides pedestrian access to Longclose Road. The surrounding area is residential in character and is predominantly characterised by 1960s/1970s terraced dwellings, bungalows and semi-detached properties.

Proposal

This retrospective application seeks planning permission for the retention of a single-storey rear extension. The extension projects approximately 3.0m beyond the existing rear lean-to, measures approximately 3.0m in width and has a flat roof.

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 Hedge End, West End and Botley (HEWEB 37) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges and associated semi-mature broadleaved tree planting.
 - ii) Maintain the predominant plot widths.
 - iii) Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

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 extension is positioned entirely to the rear of the dwelling and is not readily visible from the public realm. As such, it has a very limited impact on the street scene.
- The surrounding area is predominantly residential in character and contains a variety of rear additions to neighbouring properties. Therefore, rear extensions are not an uncommon feature within the immediate locality.
- The extension projects approximately 3.0m beyond the existing rear lean-to and has a simple flat roof design. Given its modest footprint, limited height and subordinate scale, it remains proportionate to the host dwelling and does not appear visually dominant or incongruous within the surrounding context. Accordingly, the extension does not result in harm to the character and appearance of the host dwelling or the surrounding area.

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 extension projects approximately 3.0m beyond the existing rear lean-to and therefore extends further into the rear garden than the previous addition. However, it remains modest in scale, being single storey with a flat roof and a height of approximately 2.35m.

- The closest neighbouring properties are Nos. 31 and 35 Longclose Road. It is acknowledged that, due to the raised rear patio and the relatively low shared boundary treatment, the extension is readily visible from the neighbouring garden at No. 35. However, the extension is set slightly away from the shared boundary, providing a degree of separation between the structures. Given its modest projection, limited height and separation from the shared boundary, the extension is not considered to give rise to an unacceptable sense of enclosure or overbearing impact to neighbouring occupiers.
- Furthermore, no side-facing windows have been incorporated into the extension. As such, the proposal is not considered to result in any unacceptable overlooking or loss of privacy.

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 does not create any additional bedrooms. As such, it is not expected to result in a material increase in parking demand.
- As no changes are proposed to the existing parking arrangements, the proposal is considered acceptable in highways and parking terms.

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 ☐