

DELEGATED OFFICER REPORT

Application Ref: H/26/101426

Site Address: 20 DRAGONFLY WAY, EASTLEIGH, SO50 4DD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and front porch

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

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Original consultation</u> Two letters of objection and two comments were received, raising the following matters: • The proposed rear extension is considered to be excessive in scale and depth, resulting in overdevelopment, visual intrusion and an adverse impact on the outlook and enjoyment of the neighbouring property at No. 18, particularly having regard to the difference in site levels between the properties. • The proposed eastern flank window would result in overlooking and loss of privacy to No. 18. • Concerns regarding the extent of the proposed roof overhang. • Concerns regarding surface water drainage arrangements associated with the proposed extension. • Concerns that the proposed front porch would be out of keeping with the character and appearance of the estate. • Comment advising that separate consent may be required from the estate management company for external alterations. <u>Following re-consultation on the amended plans</u> One letter of objection and one comment were received, raising the following matters: • The proposed front porch remains out of keeping with the character and appearance of the estate. • The removal of the eastern flank window is welcomed and overcomes the previous concerns regarding overlooking. • Whilst the reduction in the depth of the rear extension is welcomed, concerns remain regarding its overall scale, the roof overhang, and the proposed surface water drainage arrangements. • Concerns remain regarding the design of the proposed front porch. These matters are addressed within the appraisal below.		

Parish Council:	No objection.
Ecologist:	<u>Initial consultation</u> No objection subject to biodiversity enhancements, inclusion of a bat informative, and the submission of further information relating to surface water drainage and protection of adjacent communal hedging and trees during construction. <u>Following submission of a Surface Water Drainage Statement and Construction Environmental Management Plan (CEMP)</u> No further ecological concerns.

Site Visit:	Yes ☒	No ☐
Details: 5 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 Appraisals.

Assessment: <u>Site context and surroundings</u> The application site comprises a two-storey detached dwelling located within a modern residential estate. The dwelling is constructed in brick with a pitched tiled roof and benefits from a detached single garage positioned to the eastern side of the property. The land levels across this part of Dragonfly Way generally fall from west to east. Therefore, the application site sits at a higher level than the adjoining property to the east (No. 18 Dragonfly Way). The surrounding area is predominantly residential in character and comprises mainly detached dwellings of a similar scale, design and appearance. <u>Proposal</u> The application seeks planning permission for the erection of a single-storey rear extension and a front porch to the existing dwelling. As originally submitted, the proposed rear extension projected approximately 9.0m beyond the rear elevation of the existing dwelling and included a window within the eastern side elevation facing the neighbouring property at No. 18 Dragonfly Way. The extension was proposed to provide an open-plan family, dining and kitchen area and included rear bi-fold doors and rooflights.

Following discussions with the agent, amended plans were submitted. The amendments include the removal of the proposed eastern side window and a reduction in the depth of the rear extension by approximately 1.0m. The proposed front porch remains unchanged.

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.

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 front porch would be positioned on the principal elevation of the dwelling. Whilst comments have been received expressing concern that the porch would be out of keeping with the character and appearance of the estate, it is considered that, given its modest scale, simple pitched roof form and use of materials to match the existing dwelling, it would remain a subordinate addition to the host dwelling. The proposal would not appear unduly prominent within the street scene or detract from the character and appearance of the surrounding residential estate.
- The proposed single-storey rear extension would be located to the rear of the dwelling and would therefore have very limited visibility from the public realm. Following discussions during the course of the application, the depth of the extension has been reduced by approximately 1.0m, thereby further reducing its visual presence. The proposed external materials would match those of the existing dwelling, ensuring that the extension integrates satisfactorily with the host dwelling.
- It is also noted that rear extensions are present within the surrounding residential area, and as such the proposal would not appear as an incongruous or visually intrusive addition within its surroundings.

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 rear extension would be relatively substantial in depth. It was also observed during the site visit that the application site is situated at a higher level than No. 18 Dragonfly Way. Consequently, the extension would appear more prominent when viewed from the lower level rear garden of No. 18. Following discussions during the course of the application, amended plans were submitted reducing the depth of the rear extension by approximately 1.0m and removing the window originally proposed within its eastern side elevation. These amendments have materially reduced the potential amenity impacts upon the occupiers of No. 18.
- With regard to outlook and overbearing impact, the extension would remain visible from the rear garden of neighbouring properties and would appear more prominent

from No.18 due to the difference in land levels. However, it would remain single storey in form and its projection has been reduced from that originally proposed. There is also a degree of physical separation between the extension and the principal habitable accommodation at No. 18, with the garages of both properties located between the proposed extension and the neighbouring dwelling. Taking these factors together, it is not considered that the proposal would result in such a degree of enclosure or visual dominance as to cause unacceptable harm to the living conditions of the occupiers of No. 18.

- Similarly, with regard to No. 22 Dragonfly Way, the proposed extension would remain single storey in form and would be separated from the neighbouring dwelling by the garage serving No. 22. Given this relationship, it is not considered that the proposal would result in such a degree of enclosure, visual dominance or loss of outlook as to cause unacceptable harm to the living conditions of the occupiers of No. 22.
- In respect of privacy, the removal of the proposed eastern side window has addressed the concern regarding direct overlooking towards the rear garden of No. 18. The remaining glazing would comprise rear-facing bi-fold doors and rooflights. Given their position and orientation, these openings would not result in unacceptable overlooking or loss of privacy to neighbouring properties.
- The proposed extension would be located to the west of No. 18. Whilst the development may result in some limited change to light and shadow within parts of the adjoining garden at certain times of the day, having regard to the orientation of the site, together with the single-storey form of the extension, its reduced depth and the physical relationship between the properties, it is not considered that the proposal would result in an unacceptable loss of daylight or sunlight to the neighbouring dwelling or its private amenity space.
- The proposed front porch would be modest in scale and positioned to the front of the application dwelling. It would not result in an unacceptable loss of light, outlook or privacy to any neighbouring occupier.
- Concerns were also raised regarding the potential for the development to increase surface water run off towards neighbouring land, particularly having regard to the difference in site levels. During the course of the application, a Surface Water Drainage Statement and Construction Environmental Management Plan were submitted. Following consideration of this information, the Council's Ecologist raised no further concerns. Subject to the development being carried out in accordance with the submitted drainage arrangements, it is not considered that the proposal would result in an unacceptable drainage impact upon neighbouring properties.

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.
- The site lies within a red impact risk zone for great crested newts and there are records of common toads, grass snakes and slow worms in the surrounding area. The site is also functionally connected to the Meadows at Allbrook Site of Importance for Nature Conservation (SINC). Accordingly, the Council's Ecologist was consulted.

- The Ecologist initially requested further information, including details of biodiversity enhancement measures, a Surface Water Drainage Statement and a Construction Environmental Management Plan (CEMP). Following the submission of the requested information, the Ecologist confirmed that no further ecological concerns were raised.

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 not result in any additional bedrooms and therefore would not increase the parking demand associated with the dwelling. Adequate off-street parking would be retained, and the proposal was not considered to result in an unacceptable impact on highway safety.

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 ☐
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