

DELEGATED OFFICER REPORT

Application Ref: H/26/101537

Site Address: 4 FROME ROAD, WEST END, SOUTHAMPTON, SO18 3LJ

Case Officer: Alexandra Stone

Description: Two storey side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/25815/000/00 – Permit – 20/07/1982 Erection of 149 dwellings together with roads, sewers and ancillary works		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	There has been a comment from a neighbour as per the below which has been addressed within the report; We have a side window opening out towards the side of number 4 for our bathroom ventilation and light. How far out will the side extension be as we have concerns this will effect out light.		
Parish Council:	No Comments Received		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 20/07/2026		

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); Character Area Appraisals.

Proposal:
The application is for a two-storey side and rear extension. The side extension would measure approximately 4.8m in overall depth by 1.5m to the side of the existing dwelling. The rear of the extension would give an overall measurement of approximately 6.5m in width by 2m in depth from the rear of the existing dwelling.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

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 dwelling is located within a small group of houses, within Frome Road to the south of Swaythling Road. The dwellings within the road are semi-detached, linked by the single garages. The properties are of pitch roof with pitch roof canopy over the front doors and garage. The house to the northern end of the row is stepped forward slightly. The application dwelling is situated in the middle of the row with an attached garage to the left when facing the property.

The proposal is for a two-storey side and rear extension. The extension would be subservient to the main dwelling and set back from the front, sitting to the rear of the existing garage. The extension would be similar in appearance to the dwelling, with pitch roof and uses materials so match. As the extension is set back and sits in between two properties, it is unlikely to be intrusive or highly noticeable. The neighbouring property to the south also has a two storey side extension and so would be in keeping with the character of the area.

- The design of the proposals are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The design and layout respects the character and appearance of the locality.

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 proposed two-storey extension would sit to the rear of the existing garage, wrapping around to the rear of the property with no side windows proposed. There is a window in the side elevation of the neighbouring property to the south that serves a bathroom. As it is not considered to be a habitable room therefore no unacceptable impact would be received by the neighbour in terms of loss of light or outlook. The properties are well spaced with the extension being modest in depth from the rear extension. The neighbour to the northern boundary has a garage, separating the two properties. Although the neighbour is stepped back, there is good separation distance and would marginally reduce light to the garage rather than the neighbouring dwelling. To the rear, there is also good separation distances with the rear windows to the extension looking towards the side elevation of the neighbouring property in Dart Road, towards their garage. Therefore, the proposals may reduce some daylight but it is not considered that this would be significantly detrimental such as to cause a loss of amenity for neighbouring properties. Similarly it is not considered that the proposals would result in significant overlooking or overshadowing of the neighbouring properties.

- 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.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 2no. car parking spaces to be provided for 3no. bedroomed properties.

There are no additional bedrooms proposed therefore no further parking spaces are required. The property has parking already in situ to the garage and front driveway.

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 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 ...		