

DELEGATED OFFICER REPORT

Application Ref: H/26/101751

Site Address: 1 WOODERSON CLOSE, BISHOPSTOKE, EASTLEIGH, SO50 8QB

Case Officer: Charlie Vallis

Description: Single storey front extension.

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

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 no. letter of comment received from neighbour at 81 Olympic Way: <i>"I do not object to the principle of the proposed single storey front extension. However, I wish to raise comments in relation to external design and visual impact.</i> <i>From my property directly opposite, the proposed front door canopy would protrude forward beyond the existing line of the house and established building line within Wooderson Close. The street currently benefits from a consistent frontage alignment and balanced appearance, and this additional projection would appear visually intrusive and out of keeping when viewed from my position.</i> <i>I respectfully request that the canopy projection be amended so that it aligns with the existing frontage and maintains the established building line. In addition, should permission be granted, I request that a condition be imposed requiring all external brickwork and finishes to closely match the existing dwelling in colour, texture, bond pattern and mortar, with details or samples to be submitted to and approved by the Local Planning Authority prior to commencement.</i> <i>Thank you for the opportunity to comment."</i>		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 14.8.2026		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036 (EBLP)</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places (Jun 2026); Parking Standards (Sep 2025); Character Area Appraisals – Bishopstoke, Fair Oak and Horton Heath (BIFOHH 43).

Assessment:

Site and proposal

The application site contains a semi-detached property, prominently positioned on the entrance to Wooderson Close and along the upward sloping Olympic Way. The property is stepped back from its adjoining neighbour, creating openness on entrance to the close.

The application proposes a single storey front extension. Initially plans outlined that the front wall of the extension would be flush with its adjoining neighbour, with a gable canopy extending beyond the front building line.

Amended plans were submitted during the course of the application setting its front wall back by 300mm, removing the central gable feature and reducing the number of front roof lights. Re-consultation was not deemed necessary given the modest scale of the changes, which served to reduce its scale and prominence.

Principle

The application site sits within the urban edge where the basic principle of development is acceptable, with any formal approval being based on the exact nature, design, and impact of that being proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Design and layout

The design of the proposed front extension is considered suited to the host dwelling and its locality in terms of its form, scale and appearance. Although positioned to the front, its single storey nature, modest dimensions and the use of matching materials are such that the extension is subservient to and in keeping with the character of the host dwelling.

The amendments to the proposal reduce the visual prominence of the extension and help retain a degree of spaciousness to its frontage. Owing to its set back and lean-to roof form, the extension would not disrupt the rhythm of the street – following the established building line of Wooderson Way – and would be similar in appearance to other front projections noted in the locality.

The application does not propose any additional bedrooms nor impact upon the current parking to the site; parking arrangements would therefore not be affected by this application. In addition, its rear amenity space and existing side access remains unaffected. As such, the proposal would not represent overdevelopment of the site.

Residential amenity

The development accords with the 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, given the modest scale and unobtrusive positioning of the proposal relative to neighbouring properties.

Other matters:

There will be no adverse impact on significant trees or other natural features worthy of retention.

Voluntary biodiversity enhancements in the form of a bat and swift box shall be recommended in accordance with EBLP policy DM11 to seek a biodiversity net gain.

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 ...