

DELEGATED OFFICER REPORT

Application Ref: H/26/101651

Site Address: 2 ITCHEN AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 8JZ

Case Officer: Alexandra Stone

Description: Single storey rear, side and front extension to include integral garage, with new front porch, following the demolition of the existing conservatory and garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul & Surface Water		

Planning History?	Yes ☒	No ☐
Z/19982/000/00 – Permit – 17/10/1979 Attached garage F/05/53455 – Permit – 26/04/2005 Erection of 2m high fence and enclosure and change of use land to form domestic garden.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	In order to protect drainage apparatus, prior to the commencement of development, the developer must advise Southern Water, of measures which will be undertaken to protect the public sewers.		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 13/08/2026		

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 wraparound extension which would include an integral garage to the front with new front porch. The porch would measure approximately 5.2m in width to include the side extension, by 1.5m in depth to the front of the dwelling which includes the

front extension of the garage, the rear and partial side extension would measure approximately 8.3m in width extending to the rear of the existing garage, by 2.4m in depth.

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 semi-detached dwelling is located on a corner plot of Itchen Avenue and Fair Oak Road. The properties within the road are semi-detached with a variety of frontages. There is a mix of style of pitch roof front porches and side extensions within close proximity of the application site.

The dwelling is a semi-detached property which currently has an attached pitch roof garage to towards the southern facing side, towards the highway.

The proposals include a single storey rear, side and front extension with an integral garage and front porch.

The proposals are similar to an adjacent property, both having a pitch roof side extension of similar size with porch. In addition, the garage side and rear extensions are already in situ, with the proposed alterations they are unlikely to be noticeable or be intrusive.

Therefore, the proposals would be inkeeping with the character of the area and streetscene.

- 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, would retain sufficient amenity space and meet parking standards.
- 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 extension would be of single storey and sits within the existing extension outline. The property also benefits from good boundary treatment. Therefore, the proposals are unlikely to cause overlooking or overshadowing.

- 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.

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 ...