

DELEGATED OFFICER REPORT

Application Ref: H/26/101733

Site Address: 5 FIRS DRIVE, HEDGE END, SOUTHAMPTON, SO30 4QQ

Case Officer: Charlie Vallis

Description: Single storey rear extension and garden platform above 300mm

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Order (140-E) at front of site		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. representation</u> received from the neighbour at <u>no.7 Firs Drive</u> : Whilst in general terms I do not object to this application there are some points I wish to raise. • I would hope that the materials used in the new building will match those in the existing house. • I am concerned about any current or future use of the roof which from only 1.5mtrs away would give a 180 degree view across my garden, patio area and most important all of my rear windows. • The height of the extension seems exaggerated. If as I suspect this is to achieve greater ceiling height within the house at our expense, the wall facing us, then this also I would I find unacceptable.		
Parish Council:	No Objection		
Tree Officer:	Whilst there are trees on neighbouring land, and vegetation on the boundary in close proximity to the proposed development area, we are not concerned about the impact on significant trees and the amenity they provide.		

Site Visit:	Yes ☒	No ☐
Details: 27/8/2026		

Policy:
National Planning Policy Framework (2026) - National decision-making policies 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 and proposal:</u> The application site contains a two storey, detached dwelling positioned towards the north-east of Firs Drive in a close of similarly styled detached dwellings with a fairly uniform material palette. The application proposes a single storey rear extension to

replace an existing rear conservatory, along with a raised platform to provide a level garden space adjacent to the extension.

Principle:

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

Design and layout:

The design of the proposed rear is suited to the host dwelling in terms of its form, scale and appearance. Although sitting fairly high at 3.5m to the top of its parapet wall, the extension would allow the internal ceiling height of the extended room to remain consistent and is not considered unacceptable given its position in a fairly inconspicuous location where it would not be overly noticeable or prominent from the street scene.

The application form outlines that the proposal would be constructed of brick to match the existing building which would help the structure appear as a natural extension to the host dwelling. A condition shall be applied requiring that external materials match those used on the existing building.

The proposal would not represent overdevelopment of the site, retaining sufficient amenity space and not affecting requirement or provision of on-site car parking under the Parking Standards SPD.

Residential amenity:

The proposed extension is significantly distanced from properties to the north and east, bounded by the rear of their garden spaces. Given this separation and its single storey nature, harmful impacts on their light and outlook are unlikely.

The nearest neighbour, no.7 Firs Drive, would maintain a separation of approx. 5m from the side wall of the proposed extension. Given this separation, their relative orientation, alongside the staggered layout and single storey nature of the extension, harmful impacts on the light and outlook received by this neighbour are unlikely. Views from the garden space of no.7 may be affected, however there is sufficient separation to allow some outlook from their garden in this direction and outlook/light received by rear windows would be largely unaffected.

All proposed windows are rear facing and at ground floor level, not representing significant overlooking concerns. In relation to the property to the rear, which sits at lower ground level to the host dwelling, there is a separation distance of approx. 30m between habitable windows. As such significant loss of privacy is unlikely.

A raised platform has been proposed to the rear of the extension, sitting approx. 0.42m above ground level. Given its distance from neighbouring properties to the north and east, as well as the presence of boundary fencing at no.7, neighbours would retain a degree of privacy within their respective garden spaces.

The application does not indicate that the flat roof of the extension would be used as a balcony, with the existing rear first floor windows remaining unaltered and not allowing convenient access to the roof. Accordance with the approved plans shall be conditioned; as such, neighbouring privacy is considered suitably safeguarded. Use as a balcony (and

any required balustrades) would require separate permission and would not be permitted under this application – a note will be added to the decision notice in this regard.

Other matters:

Due to the presence of trees/hedgerow on the neighbouring plots and close to the proposals, the Council's tree officer was consulted. They raised no objection to the works, with adverse impacts upon significant trees or other natural features worthy of retention are considered unlikely.

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 ☐
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Comments ...
