

DELEGATED OFFICER REPORT

Application Ref: H/26/101110

Site Address: NETLEY HILL FARM, ST JOHNS ROAD, HEDGE END,
SOUTHAMPTON, SO30 4DG

Case Officer: Alexandra Stone

Description: Raising the roof to create first floor accommodation within the roofspace to include 3no. side and 2no. front dormer windows. Single storey side orangery. Alterations to fenestration with roof lights.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - HBIC Bats - Great Crested Newts – Amber - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
Z/33295/000/00 – Permit – 21/07/1994 Construction of single storey side extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 15/05/2026		

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 the Raising the roof to create first floor accommodation within the roof space to include 3no. side and 2no. front dormer windows. Single storey side orangery which will measure approximately 3.3m in width by 10.7m in depth. Alterations to fenestration with roof lights.

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 detached dwelling is located on a corner plot of St Johns Road and Hedge End Way. The property has large hedging and tree surrounding the frontage with a gated front drive. The property also sits on the top of a slopped ground next to a small off road area which has a pair of detached properties to the end. To the east, there is a relatively new development.

The surrounding houses have pitch roof, and small canopy's with attached garages with driveways. They are also predominantly brick built with an aspect of render.

The dwelling is currently a modest bungalow with side lean-to. The dwelling is also shielded by large trees and hedging.

The application is for the raising of the roof to create first floor accommodation with the addition of side orangery. The proposals also include two small front dormer windows and three to the side. The proposed barn hipped roof would be similar in appearance to the properties to the south which also have dormer windows. The orangery would sit towards the south facing elevation, obscured by large hedgerow and so unlikely to be intrusive and would be inkeeping 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, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Impact on residential amenity

NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The property benefits from good spacing with large trees and hedging to the boundary. There is good separation distances between neighbouring properties and suitable distances between them. The proposed southern elevational windows at first floor would need to be conditioned to ensure adequate privacy. Therefore the proposals are unlikely to cause overlooking or overshadowing to 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.

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 ...