

DELEGATED OFFICER REPORT

Application Ref: H/26/101793

Site Address: 15 WITT ROAD, FAIR OAK, EASTLEIGH, SO50 7FS

Case Officer: Gina Aftanas

Description: Two storey rear extension following demolition of single storey rear extension and replacement garden shed.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BIFOHH 20 Bats recorded in the wider area		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2026 – photographs on file.		

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 Appraisal BIFOHH 20. <u>Character Area Guidance</u> • Retain the grass verges. • Maintain the importance of the views along Witt Road to the fields to the east. • Maintain the predominant plot width and continuity in building line.

Proposal:
This application seeks approval for a two-storey rear extension following demolition of existing single storey extension and replacement of the garden shed. The rear extension is of a pitch roof design, measuring approximately 5.9m in width, 4.4m in depth and 5.2m to the eaves in height, utilising materials to match the host dwelling. The replacement garden shed measures approximately 5.65m in width, 4.7m in depth and 3m in height.

Assessment:

Principle

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

Site and Surroundings

The application site comprises a two-storey semi-detached property located toward the north-east end of Witt Road in Fair Oak. The property is set back from the road by way of front driveway, with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring similar style house-types.

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 proposal is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The proposed roof design complements both the host dwelling and surrounding area, with the proposal following the existing roofline and pitched roofs being a common feature within Witt Road. Due to the positioning of the extension to the property, the proposal will not be seen from the public realm and therefore will not affect the street scene. Notwithstanding this, similar extensions are already apparent within Witt Road, the closest examples being at numbers 17 and 19.

The replacement shed proposes the same footprint, only being larger in height by 0.7m. The positioning of the shed to the rear of the garden means it will also not be seen from the public realm.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and Character Area Appraisal BIFOH 20.

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.

Extensions similar to those proposed within this application already form part of the character of the area. Furthermore, due to the nature of these properties, there is already mutually overlooking characteristics between properties, with this extension not expected to increase this.

The property most likely to experience an impact from the proposed extension is number 13 Witt Road. However, given the separation gap between the dwellings and the limited extent to which the extension projects beyond this neighbouring property's rear-built line, any loss of light that may occur is not considered to be of a significant level to be unacceptable.

A 45-degree assessment has been undertaken, and the proposal complies with this test, confirming that the impact on daylight and outlook would be acceptable.

Additional windows are proposed to the north-east elevation, serving a bathroom and en-suite. These windows will face towards a small window at number 13 but will be

conditioned to be of obscured glazing to preserve the amenity and privacy to this neighbour.

The neighbour at number 17 Witt Road is not expected to be negatively impacted by the development due to the proposed extension not surpassing the rear-built line.

Due to the positioning of the replacement shed to the rear of the garden and its similar size to the existing structure, it is not expected to result in any negative effect on the neighbouring properties.

As a result, 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.

Ecology

Due to records of bats within the wider area, the Council's Ecology Team were consulted as part of this application. After reviewing the proposal and site, no objection has been raised subject to the following informatives being included within the decision notice.

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

- A precautionary working method must be used to prevent harm to wildlife that could be using this site.

It should include:

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Clearance of the old shed and vegetation surrounding it must be done by hand, and any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

If any active bird nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Any excavations must be covered at night or be fitted with a small animal escape ramp.

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

- Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.
A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.
(<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐