

DELEGATED OFFICER REPORT

Application Ref: H/26/101869

Site Address: 42 WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FQ

Case Officer: Gina Aftanas

Description: Demolition of existing conservatory replaced with new single storey rear extension, re-building of existing porch and alterations to the fenestration.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BHH 13 Bats recorded in the area		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/30121/000/00	First floor rear extensions	Permit – 22/04/1988
Z/30121/001/00	Construction of single storey side extension	Permit – 09/03/1993
Z/30121/004/00	Construction of detached garage/store/summer room	Permit – 28/09/2000

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 07/09/2026 – 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 BHH 13.

Character Area Guidance

- Maintain the predominant shallow building setbacks and narrow plot widths in order to retain the sense of enclosure provided by existing development.
- Maintain the predominant brick wall boundaries.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

Proposal:

This application seeks approval for the erection of a single storey rear extension following demolition of the existing conservatory, re-building of the existing porch and alterations to the fenestration.

The rear extension is of a mono-pitch roof design measuring approximately 9m in width, 3.56m in depth and 3.46m to the ridge in height utilising materials to match the host dwelling. It also includes; 2no. windows and 1no. sliding door to the rear elevation, 1no. window to the northern elevation and 2no. rooflights.

The porch measures approximately 1.87m in width, 1.76m in depth and 3.75m in height utilising part matching materials and wooden frame, a door to the front elevation and 1no. window to both side elevations.

Alterations to the fenestration include the removal of 1no. window and reduction of size of 1no. window to the southern elevation as well as the removal of 3no. windows from the host dwelling to the northern elevation.

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 detached dwelling located toward the southern end of Woolston Road, north of Hound Way in Netley. The property is set back from the road by way of front garden area and driveway, with the rear garden fully enclosed utilising fence and hedgerow boundary treatment. The surrounding area is residential in nature, featuring different 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 rear extension is of a similar footprint to the existing conservatory and will not be seen from the public realm due to its positioning on the property. The proposed roof design of the rear extension compliments both the host dwelling and surrounding area, with pitched roofs being a common feature within Woolston Road.

The front porch differs slightly from the existing design through the introduction of timber detailing. However, this alteration is not considered to have a detrimental impact on the character or appearance of the street scene. Painted timber features are already present

on the property opposite the site, and the dwelling itself already sits within an area of differing characteristics.

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 BHH 13.

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 proposal is not expected to cause a negative impact on the neighbouring properties due to the positioning of the extension and its siting within a large plot. The outbuilding already in situ on the southern side of the property protects the neighbour at number 40 Woolston Road. As the extension is of a single storey height and consists of only one window facing the neighbouring property to the north, number 44, the amenity of this neighbour is more likely to be improved if affected at all from the previous conservatory design.

The front porch is to remain the same footprint, with no change in the number of windows or the direction they face. These windows are not depicted on the existing elevation plans but were noted to already be in situ during the site visit. The fenestration changes above ground level include the addition of 1no window to the southern elevation and the removal of 1no. window to the north elevation. The additional window on the southern side will not cause any neighbour impact due to the window serving a stairwell and the outbuilding already in place.

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 and hedgehogs within the 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.

- 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.
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. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- If the fishpond is to be dismantled, it is important to note that the plants and animals must not be released into the wild, as they may be non-native invasive species. They can go into another fishpond on private property but must not be released into any ponds, streams or other natural waterbodies.
- 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>)

Southern Water

Due to foul sewage pipe running close the application site, Southern Water were consulted as part of this application. They responded with the following comments.

- Due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>
- Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.
- Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.
- In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.
- Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

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 Environment 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 ☐