

DELEGATED OFFICER REPORT

Application Ref: H/26/101824

Site Address: 7 BURNS ROAD, EASTLEIGH, SO50 5DW

Case Officer: Gina Aftanas

Description: Single storey and first floor extensions to the rear and detached single storey garden room to rear garden.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal ELAC 19 Bats recorded in the area Southern Water foul drainage within the site boundary		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 Comment</u> 5 Burns Road - Only comments I really have regarding the application is the blocking of natural light into our home from the rear. No issues with the downstairs extension however the 1st floor extension would block natural light into the upstairs bedroom. Obviously completely understand this wouldn't be an issue if we were to extend however we weren't planning on current so the natural light could be blocked. Other than that the light I can see no real objections other permitted hours which I'm sure will be agreed in the Decision Notice anyway. <u>1 Objection</u> 9 Burns Road - Our concern is that the newly proposed additional extension is considerable in scale, representing almost 80% of the original ground floor area, together with a further extension of approximately 30% at first floor level. While we appreciate the need to allow for reasonable development of the property, we are concerned that its overall scale and massing would have an overbearing impact on our property and materially affect our outlook and the amenity of our home. We are not, in principle, opposed to a reasonable extension to the neighbouring property. However, consideration could be given to a slightly larger ground and first floor extension, similar to those undertaken at other properties in the area. This approach may be more in keeping with the existing pattern and character of local development, whilst avoiding the need for such a substantial addition at ground-floor level. <u>Officer Response</u> The comments raised above are discussed within the report below.		
Town Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers. 'In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
Details: Site visits carried out 10/08/2026 and 07/09/2026 – Photographs on file.		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 ELAC 19.

Character Area Guidance

- Maintain the predominant plot widths and continuity in building line.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

Proposal:

This application seeks approval for the erection of a single storey and first-floor rear extensions as well as a detached garden room. The final submitted plans propose a first-floor extension measuring approximately 4.38m in width, 2m in depth with the ridge placed 1m below the roof ridge of the host dwelling. This element utilises materials to match the host dwelling and 2no. windows towards the rear.

The single storey flat roof extension measures approximately 4.38m in width, 4m in depth and 2.5m in height utilising materials to match the host dwelling and 1no. access door into the rear garden.

The garden room is positioned to the rear of the garden and measures approximately 4m in width, 4m in depth and 2.5m in height at the highest point with 2no. windows and 1no. door to the front 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 terraced property located towards the north of Burns Road, south of Derby Road in Eastleigh. The property is set back from the road by way of front driveway with the rear garden fully enclosed utilising brick wall and fencing boundary treatment. The surrounding area is residential in nature, featuring similar style properties to the south and differing properties to the north of Burns Road.

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 compliments both the host dwelling and surrounding area with a mix of pitch and flat roof extensions being common along Burns Road. Due to the positioning of the extensions and the terrace style of the property, the proposal will not be seen from the public realm and therefore not affect the street scene. Notwithstanding this, similar extensions are already apparent within Burns Road, the closest examples being at 13 and 15 Burns Road.

The outbuilding element to this proposal will also not be seen from the public realm due to its positioning to the rear of the garden.

The development would not be an overdevelopment of the site and 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 ELAC 19.

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 initially submitted plans were considered unacceptable due to the impact the depth of the first-floor extension would impose on the neighbouring property at number 5 Burns Road. Amended plans, received on 24/09/2026, reduced the width of this element by 0.5m to 2m in depth and is now considered acceptable.

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

The neighbours at numbers 5 and 9 Burns Road are expected to receive some form of affect from the first-floor extension in terms of light and outlook. However, due to the stepped in position of the extension and now modest 2m depth, the potential loss of light is not expected to be of an unacceptable level. A 45-degree test has been completed on the amended plans, and the proposal now passes this test. Additionally, there are no windows proposed to the side elevations, eliminating any potential for loss of privacy to these properties.

The single-storey rear extension is not considered to result in an unacceptable impact on neighbouring properties by reason of its single-storey scale and flat-roof design. Whilst the extension projects beyond the line of the surrounding existing buildings, its overall height and form are such that it is not considered to appear unduly overbearing or result in an unacceptable loss of outlook to neighbouring occupiers.

The proposed outbuilding is not expected to cause any negative effect on the neighbouring properties due to its positioning at the bottom of the garden with an allotment to its rear, and all proposed windows and doors facing into the garden of the application site.

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.

Southern Water

Due to a foul sewage pipe within the site boundary, Southern Water were consulted as part of this application and responded with the below comments.

- The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.
- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works.
- In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.
- An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions: 1. No construction works parallel to the sewer within 500mm (in plan). 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process.
- It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service.
- In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

This information was sent to the agent to contact Southern Water and informatives have been included within the decision notice.

Ecology

Due records of bats and hedgehogs in the area, the Councils Ecology Team were consulted as part of this application. After reviewing the site, no objection was found subject to the following informative 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.

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.

- 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.

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 ☐