

DELEGATED OFFICER REPORT

Application Ref:	H/26/101827
Site Address:	55 ARDINGLY CRESCENT, HEDGE END, SOUTHAMPTON, SO30 2TE
Case Officer:	Gina Aftanas
Description:	Two storey side extension, first floor extension above existing garage, single storey rear extension, front porch and extension to dropped kerb.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Bats recorded in the area • Southern Water foul drainage pipe just outside of front boundary		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>53 Ardingly Crescent - Objection</u> My house at 53 Ardingly Crescent shares garage downpipes with 55 Ardingly Crescent. The proposed development will prevent roof water from front and rear of my garage draining properly away unless my garage is provided with its own downpipes connected to the surface water system (front and rear). <u>Officer Response</u> Amended plans have been received to include new down pipes to the front and rear elevations. The rear elevation down pipe is within the neighbour's land – certificate B has therefore been completed.		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Hampshire Highways:	No Objection - secondary permission will be required from HCC as Local Highway Authority in order to actually undertake works on the highway.		
Southern Water:	There are no public sewers recorded within the site boundary. 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.		

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 - August 2026 (NPPF)**

The NPPF sets out the National Decision Making Policies (NDMP). The most relevant for the proposal are:

- S3 (sustainable development); S4 (development within settlements); CC2 & CC3 (climate change); DP3 (well-designed places); TR3 (sustainable locations); TR4 (parking); P3 (residential amenity) and N2 (improving the natural environment).

Planning Practice Guidance (PPG)

This provides detailed guidance on the planning system and implementation of policies within the National Planning Policy Framework.

Development Plan:

The Eastleigh Borough Local Plan 2016-2036, of which the most relevant policies are:

- Strategic policies: S1 (delivering sustainable development) and S2 (approach to new development); and
- Development Management policies DM1 (general criteria); DM11 (nature conservation) and DM14 (parking).

Supplementary Planning Documents:

These documents provide detailed guidance on specific issues within Eastleigh Borough.

- Quality Places (June 2026); Parking Standards (September 2025); Trees and Development (April 2022).

Proposal:

This application seeks approval for a two-storey side extension, first floor above garage extension, single storey rear extension, front porch and extension to existing dropped kerb. All elements utilise materials to match the host dwelling.

The two-storey side extension is at the rear of the property and measures approximately 2.7m in width, 3.3m in depth and 7.5m in height.

The first floor above garage extension measures approximately 2.7m in width, 5.6m in depth and 2.9m above the existing ridge line in height.

The single storey rear extension is of a flat roof design and measures approximately 7m in width, 4.3m in depth and 2.8m in height.

The front porch measures approximately 2m in width, 1.5m in depth and 3m to the ridge in height.

The dropped kerb is proposed to be extended by 2m.

Assessment:Principle

The site is located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (as set out in NDMP S4). The material considerations for the proposal are considered below.

Site and Surroundings

The application site consists of a two-storey detached dwelling located on the end of a row of properties within Ardingly Crescent in Hedge End. The property is set back from the road by way of paved driveway and front garden area with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring differing style house-types.

Character and Appearance

NDMP DP3 of the NPPF and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses 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 front porch and first floor extension above the garage are suited to the host dwelling in terms of their form, scale and appearance by use of subservient design and matching materials. The proposed roof design of both these elements compliments the host dwelling and surrounding area, with pitched roofs being a common feature within Ardingly Crescent. Although seen from the public realm, these additions are not expected to cause a negative impact on the street scene due to the proposed design complementing the existing property as well as the differing shapes and styles already within Ardingly Crescent.

The two-storey rear extension is not likely to be seen from the public realm, but is suited to the host dwelling for the same reasons as mentioned above.

The single storey rear extension is also suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The flat roof design of this element is not expected to harm the street scene as it will not be seen from the immediate public realm. It will however be seen from the service road leading to the three properties to the south-west of the application site. This fleeting view is not considered harmful to the street scene. Existing examples of flat roof extensions are also noted within the vicinity, namely at numbers 10 and 18 Ardingly Crescent.

The extension to the dropped kerb will not adversely affect the existing character and appearance of Ardingly Crescent. The loss of vegetation is not considered harmful to the street scene, as the proposal will sit comfortably alongside similar styles of driveway found within the immediate vicinity.

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.

Residential Amenity

NDMP P3 of the NPPF 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 neighbour most likely to be affected by the proposal is number 53 Ardingly Crescent, as the two-storey rear extension would infill the gap currently created by the garages between the two properties. However, the extension complies with the 45-degree test, and the existing garage at number 53 provides a sufficient physical buffer to prevent the development from appearing unduly overbearing or resulting in an unacceptable sense of enclosure.

In addition, a light and shadow assessment submitted with the application demonstrates that, owing to the orientation and positioning of the properties, number 53 would experience only a marginal increase in shadowing as a result of the extensions. Additionally, no side-facing windows are proposed, with the exception of the porch glazing, which would be obscurely glazed. As such, the proposal is not expected to result in any unacceptable loss of privacy for the occupiers of number 53 Ardingly Crescent.

No other neighbouring properties are expected to experience an unacceptable impact as a result of the proposal. Properties located to the south-west of the application site may obtain views of the upper section of the rear extension; however, given the separation

distances involved and the limited nature of these views, the extension is not considered to appear unduly prominent or visually intrusive.

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.

Car Parking

NDMP TR4 and Policy DM14 of the Local Plan allows local car parking standards to be set, which for Eastleigh Borough Council are contained within Parking Standards Supplementary Planning Document. These standards require 3no. car parking spaces to be provided for the proposal.

Two parking spaces are to be made available on the proposed driveway, with one space also available within the retained garage, complying with the Council's Parking Standards.

In relation to the dropped kerb extension, a secondary permission will be required from Hampshire County Council, as the Local Highway Authority, in order to undertake works on the highway.

Ecology

NDMP N2(1) & N6 and Policy DM11 of the Local Plan requires development to support conservation of important habitats and species (including sites of international, national and local importance). These policies also require developments to minimise any adverse impacts on biodiversity; include features which support priority or threatened species (such as swifts, bats and hedgehogs); and take the opportunity to provide ecological enhancements (such as strengthening green infrastructure and ecological networks).

Due to records of bats and hedgehogs nearby and reptiles in 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.
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>)

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.
- 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.

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:

For the reasons set out above, the benefits of the proposal are not substantially outweighed by any adverse effects and so the development complies with planning policy.

Recommendation:**PERMIT** ☒**REFUSE** ☐