

DELEGATED OFFICER REPORT

Application Ref:	H/26/101931
Site Address:	17 SHEARS ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FZ
Case Officer:	Gina Aftanas
Description:	Remove existing shed and lean to. Erect single storey rear extension and detached garden room and store. Erection of front porch and steps (amended description).

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Character Area Appraisal BIFOHH 9 • Bats recorded in the area		

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

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 <u>Eastleigh Borough Local Plan 2016-2036</u>, 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) and Character Area Appraisal BIFOHH 9.

Character Area Guidance

- Maintain the formal building compositions around route intersections and open spaces.
- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
- Maintain the importance of the open green spaces at the centre of loops in any new development.
- Maintain a uniformity in building heights within each street.

Proposal:

This application seeks approval for the erection of a single storey rear extension following demolition of existing shed and lean to. The erection of a garden room and store within the rear garden and erection of front porch and steps.

The rear extension is of a flat roof design measuring approximately 5.9m in width, 6.7m in depth and 3m in height, utilising light painted render and high performance felt roof.

The front porch is of a pitch roof design and measures approximately 1.8m in width, 1.7m in depth and 3.77m in total from ground to ridge, including steps, in height. This element utilises a light open frame, with steps leading down to the driveway.

The garden room and store is of a flat roof design measuring approximately 6.2m in width, 4m in depth and 2.8m in height.

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 comprises a two-storey semi-detached dwelling located toward the western end of Shears Road, west of Underwood Road in Bishopstoke. The property is set back from the road by way of block paved 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

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 is considered well related to the host dwelling in terms of its form and scale, owing to its modest, subservient design and pitched roof. The addition complements the character and appearance of both the dwelling and the surrounding area, where pitched roof forms are a common architectural feature along Shears Road.

Although visible from the public realm, the porch is not expected to have a detrimental impact on the street scene due to its limited scale, lightweight appearance, and sympathetic design.

It is noted that there are examples of similar single storey flat roof extensions in vicinity, namely at numbers 7 and 2 Shears Road, the rear extension and garden room will not be seen from the public realm due to their positioning within the site.

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 BIFOHH 9.

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.

Although the rear extension is large in depth, it is stepped in the from the neighbouring property at number 15 and does not reach the extent of the existing outbuilding along the boundary of number 19 Shears Road. The single storey, flat roof design, with no windows to the side elevations, shields these neighbours from an unacceptable impact in terms of loss of privacy, light or outlook.

Due to the positioning of the front porch, neither neighbour is expected to experience from this addition.

The neighbours to the rear of the application site, numbers 13 and 14 Cotton Close, are not expected to be negatively impacted from the addition of the garden room/store due to the topography of the location and siting in relation to the property.

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

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, the Councils 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>.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active 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 or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.
- Biodiversity enhancements will be required in accord with Local Plan policy DM 11. A bat box and a swift nest box may be appropriate for this building.

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.

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 ☐