

DELEGATED OFFICER REPORT

Application Ref:	H/26/101398
Site Address:	2 LOWER NEW ROAD, WEST END, SOUTHAMPTON, SO30 3FL
Case Officer:	Charlie Vallis
Description:	Hip to gable loft conversion with rear dormer and single storey rear extension.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban egde		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	No objection. I have reviewed the Preliminary Ecological Appraisal (PEA) report by South Coast Ecology (October 2026). The building has been assessed as having negligible bat roost suitability. Please could you add the following informative to the decision notice: <i>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.</i> The report recommends two woodcrete bird nest boxes to be set up on site as biodiversity enhancements, a bat box built into the new south facing gable end and either bituminous roofing felt or non-snagging roofing membrane. The lighting recommendations in section 5.1.2 are appropriate if additional external lighting is required for security/safety. The recommendations for hedgehogs are provided in section 5.2 and state that escape ramps should be left in trenches overnight and gaps provided in the baseboards of boundary fences. Further precautions related to terrestrial species' suggested in full consultation response.		

Site Visit:	Yes ☒	No ☐
Details: 10.7.2026		

Pre-commencement Conditions:	Yes ☐	No ☒
Details: n/a		

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); L2 (making effective use of land) 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 (2026); Parking Standards (2025); Trees & Development (2022); Hedge End, West End & Botley Character Area Appraisals (HEWEB 19) (2008).

Assessment:

Site and proposal:

The application site contains a two storey semi-detached dwelling located on the eastern side of Lower New Road, close to West End's local centre. The immediate locality is generally made up of semi-detached and detached residential dwellings finished in a mixture of brick and render. To the rear of the site is an area of mature trees, as well as an area of hardstanding for a car sales site set up on high ground.

The proposed development consists of a loft conversion with a rear dormer and hip to gable roof alteration, as well as a single storey rear extension to replace the existing single storey rear projection.

Policy and principle:

The application site is within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon its exact nature, design and impact being considered acceptable and in accordance with the relevant policies of the NPPF, adopted Local Plan and its supplementary planning guidance.

NDMP L2(1)(d) sets out that works to increase floorspace to existing residential properties within settlements should be consistent with the overall street scene, not result in overdevelopment of the plot, whilst maintaining safe access/egress for users and acceptable living standards for residents and neighbours. These criteria are echoed in Local Plan policy DM1.

Design and layout:

The design of the proposed extensions are largely suited to the host dwelling in terms of their form, scale and appearance; allowing increased floorspace without disrupting the appearance of the street scene.

The proposed single storey rear extension would represent a subservient and natural addition to the host dwelling. The proposed hip to gable roof alteration and rear dormer, although partly disrupting the balance of its semi-detached pair, would be consistent with

the overall appearance of the street, with similar gable ended properties noted in the locality and the dormer likely only visible in glimpses from the street.

The guidance of the character area appraisals set out that new development should relate effectively with the building features and materials prominent in existing development. With a largely consistent mixture of brickwork and render in the locality, a rendered gable end to match the existing was considered a more comfortable addition than the proposed cream cladding. This departure from the approved plans shall be secured by a condition.

The proposal would not represent overdevelopment of the site, with the host dwelling retaining sufficient rear amenity space. In addition, there would be space on its existing drive to accommodate the 3no. car parking spaces required under the Council's Parking Standards SPD.

Residential amenity:

In relation to the proposed loft conversion and neighbouring privacy the second-floor rear facing windows and Juliet balcony would allow only an oblique view of neighbouring gardens. This would be partially screened to the north by an existing extension at 4 Lower Northam Road.

2no. upper floor windows are proposed to the side (southern) elevation. These would serve a landing and face onto a blank flank wall of 2d Lower Northam Road, as such not resulting in an unacceptable level of overlooking or loss of privacy to this neighbour.

The overall arrangement is considered acceptable with some level of overlooking to be expected and accepted to residential gardens within urban areas.

The spacing, layout and nature of the proposed extensions in relation to adjacent properties are also such that there would be no unacceptable impacts on neighbouring light and outlook.

Nature conservation:

NDMP N2(1) and Local Plan policy DM11 requires that development avoids an adverse impact on priority/protected species and provides ecological enhancements in order to seek a net gain in biodiversity.

The Council's ecologist was consulted on the proposal due to the nature of the proposed works and records of bats in close proximity to the site. Their response noted potential roost features on the building which required further review through a preliminary roost appraisal. An ecological assessment was carried out and the report reviewed by the Council's ecologist who was satisfied that adverse impacts on protected and priority species' are unlikely. Where relevant, enhancements and precautionary measures recommended in this assessment will be included on the decision as advisory notes to applicant.

Other matters:

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...