

DELEGATED OFFICER REPORT

Application Ref:	H/26/101774
Site Address:	173 HIGH STREET, EASTLEIGH, SO50 5LX
Case Officer:	Alexandra Stone
Description:	Ground floor front extension to alter and extend existing bay widow to integrate front door.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
Z/15866/002/00 – Permit – 01/04/1985 Erection of garage		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 02/10/2026		

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: <u>The 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 Appraisals.

Proposal:

The application is for the alterations to the existing bay window, to extend the width to include incorporation of the front door. The new bay window is no greater in depth (800cm) from the front of the dwelling to the existing bay window. The overall width would be approximately 4.5m.

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.

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 terraced dwelling is located within High Street to east of Southampton Road. The properties within the street are terraced and are similar in appearance by way of bay windows being present. There are some variations within the street by way of front entrance and bay window.

The proposal is to extend the existing bay window into a more rectangular shape to incorporate a porch with pitched roof. There is a similar porch design adjacent to the property and so inkeeping with the character of the area and not likely to be intrusive.

- The design of the proposals are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

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 proposal is for the extension to the existing bay window. The extension is set marginally forward from the front of the dwelling and facing a public realm. Therefore the new window and porch is unlikely to cause overlooking or over shadowing.

- 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.

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.

Other Material Considerations

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 ...