

DELEGATED OFFICER REPORT

Application Ref: H/25/98818

Site Address: 8 SPARROW SQUARE, EASTLEIGH, SO50 9LB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed single-storey rear extension and retrospective application for a semi-permanent front access ramp to support disabled access

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Within Aviary Estate (Special Policy Area)		

Planning History?	Yes ☒	No ☐
• PN/24/98638 - Prior notification for the erection of a single storey rear extension (depth 3.75 metres, maximum height 2.85 metres and height to eaves 2.5 metres). - Prior Approval Refused - 20/12/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Parish Council:	No objection.		
Ecologist:	<u>20/03/2025</u> The revised precautionary working method is fine, no further Ecology concerns. <u>06/03/2025 (Summarised)</u> Everything is fine except that it says EBC is the contractor and will be adding the plants for pollinators as an ecological enhancement. <u>18/02/2025 (Summarised)</u> There are records of reptiles, bats and hedgehogs near this site. I have reviewed the photos on Google maps and do not see any habitat for these species which would be affected by the proposals. An informative and a precautionary working method must be agreed.		

Site Visit:	Yes ☒	No ☐
Details: 5 th February 2025.		

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, DM2, DM11, DM14 and E10.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Eastleigh (ELAC 24)

Assessment:**Site context and surroundings**

8 Sparrow Square is a two-storey, semi-detached, brick-built dwelling situated on the south-western edge of Eastleigh, within the Aviary Estate (Special Policy Area). The property occupies a generous plot, which appears to be roughly trapezoidal in shape. The surrounding area is predominantly residential, characterised by inter-war terraced and semi-detached dwellings. The architectural style and layout of the neighbourhood contribute to a strong local character.

Proposal

This application seeks planning permission for the construction of a single-storey, flat-roof rear extension to accommodate a wet room. The proposed extension will project approximately 3.8m beyond the existing rear wall, with a width of approximately 3.7m. It is noted from the submitted plans that a ramp is incorporated adjacent to the extension, providing access to the rear garden.

Additionally, the application includes a part-retrospective request for approval of a semi-permanent front access ramp, which has already been installed at the front of the property. This front ramp facilitates disabled access.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- In order to protect the special character of the Aviary Estate as shown on the policies map, development including extensions will not be permitted unless all the following criteria are met:
 - i) the size, scale, architectural style, materials and detailing of the proposals closely reflects the character of the existing development; and
 - ii) the open spaces identified on the policies map are retained and their settings are not adversely affected.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.

- The proposed single-storey rear extension, alongside its associated ramp providing access to the rear garden, is modest in both size and scale, and is considered proportionate to the host dwelling.
- Located at the rear of the property, both the single-storey extension and the rear ramp are considered to have a negligible impact on the street scene.
- It is noted that many neighbouring properties within the Aviary Estate also feature rear additions, and the proposal respects this established pattern, thereby preserving the area's character.
- The retrospective front access ramp, while positioned at the front of the property and visible from the public realm, is finished in a dark colour and adopts a practical design. This ensures it remains unobtrusive, avoiding any prominence or discordance with the surrounding area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed rear extension and its associated ramp are modest in scale and sufficiently distanced from the neighbouring semi-detached property. As a single-storey structure with a flat roof, the extension is not expected to cause any significant adverse impacts on the neighbouring dwelling, such as loss of outlook, light, or privacy.
- The only window proposed within the rear extension will face the applicant's own rear garden, thereby eliminating any potential for overlooking into adjacent properties.
- The front access ramp, already installed, is also considered to have no detrimental effect on neighbouring properties, given its limited scale and functional purpose.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of reptiles, bats and hedgehogs near this site. Accordingly, the council's ecologist was consulted as part of this planning application. Following a review of site photos, the ecologist concluded that no habitats for these species would be adversely affected by the proposal. However, to ensure compliance with ecological best practices, the ecologist recommended the inclusion of an informative note and the submission of a precautionary working method. The applicant submitted a precautionary working method statement, which, after one revision, was deemed satisfactory by the ecologist.
- Additionally, in accordance with Local Plan Policy DM11 and paragraphs 187d and 192b of the National Planning Policy Framework (NPPF, December 2024), biodiversity enhancements are recommended. The addition of pollinator-friendly plants to the existing garden or the creation of a designated area for hedgehogs would constitute sufficient enhancement measures

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The front access ramp does not encroach upon the highway or the existing driveway on site, ensuring no concerns arise regarding highway safety or obstruction. The driveway's functionality remains unaffected, with no reduction in parking provision.

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 2025; (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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐