

DELEGATED OFFICER REPORT

Application Ref: H/25/98793

Site Address: 172 LEIGH ROAD, EASTLEIGH, SO50 9DX

Case Officer: Charlie Vallis

Description: Single storey rear extension following demolition of existing conservatory

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Southern Water foul sewer		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing sewer crossing the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.		
Ecology:	<u>20/3/25</u>: I have reviewed the site photos and do not see any potential bat roost features. <u>19/2/25</u>: There are records of bats and hedgehogs near this site and nesting swifts in the wider area. The proposed works would remove the existing sloped tile roof which is attached to the existing conservatory and replace it with a flat roof containing a roof lantern. I need to review photos of the existing sloped tile roof and the rear garden to determine whether a survey is required. Precautionary working methods to protect hedgehogs will be required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 11.03.2025		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (ELAC 14).

Assessment:

Principle:

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 states “all new development should:
(a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ...
(c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

Site and surroundings:

- The application site contains a two-storey semi-detached dwelling, located towards the centre of Leigh Road on its northern side. The dwelling is set back from the road by a driveway, whilst to its rear is a fully enclosed garden, a single storey extension and conservatory.
- The locality is generally characterised by two-storey detached and semi-detached dwellings of similar character and design.

Proposal:

- The application proposes a single storey rear/side extension, following the removal of the existing conservatory. In addition, the lean-to roof of the existing single storey extension would be replaced by a flat roof.
- The extension would host a utility room and w/c, served by 1no. window to the rear. It would also allow for an enlarged kitchen, dining and family area, served by 1no. set of five-panel bi-fold doors to the rear and 1no. roof lantern.

Design and layout:

- The design of the proposed single storey rear extension is considered well-suited to the host dwelling in terms of its form, scale and appearance.
- The proposal would not represent overdevelopment of the site, retaining sufficient amenity space to the rear.
- No additional bedrooms have been proposed and current parking to the site would not be altered. Current parking arrangements would therefore not be affected by this application.
- With regard to the external materials, the use of brickwork on the proposed extension is considered acceptable, with this material present on the host dwelling and common within its locality.
- The impact of the proposed the development on the street scene of Leigh Road is likely to be minimal, with the extension positioned to the rear of the host dwelling and the side element significantly set back from the front of the property, by approximately 10.5m.
- The proposals are therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that they take account of its locality through appropriate materials, layout and scale.

Residential amenity:

- No.170 Leigh Road forms half of the host dwelling's semi-detached pair and is most likely to be affected by the proposed development.

- However, the northern orientation of their rear garden, coupled with the presence of an existing hedge at a similar height to the proposed extension, means that the proposed development is not likely to result in an unacceptable reduction in light to no.170 Leigh Road.
- Significant impacts to the privacy and outlook of no.170 Leigh Road are also unlikely due to the modest height and scale of the proposal and the positioning of all proposed windows to the rear of the extension.
- The immediate neighbour to the west (no.174 Leigh Road) has an existing single storey rear extension close to their shared boundary, which extends approx. 4.5m beyond the proposed development. Therefore, significant impacts to their privacy, light and outlook are considered unlikely.
- To the rear, no.5 Browning Close is unlikely to be affected by the proposal due to sufficient distancing from the proposal.
- The development is therefore considered to accord 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:

- The Council's Ecology team were consulted as part of this application due to records of protected species close to the application site.
- In their initial response, photos of the application site were requested by our Ecology team. Upon review they were satisfied that no additional surveys would be required; however, precautionary working methods to protect hedgehogs were recommended and will be included as an informative note.
- To accord with policy DM11 of the Eastleigh Local Plan (2016-2036), biodiversity enhancements are required and will be conditioned.

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 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 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 ...		