

DELEGATED OFFICER REPORT

Application Ref: H/25/99249

Site Address: 3 IVY LANE, WEST END, SOUTHAMPTON, SO30 3AF

Case Officer: Gregg Chapman

Description: 2 storey side and rear extension, and single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
- Within the Urban Edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None.		
Parish Council:	No response.		

Site Visit:	Yes ☒	No ☐
Details: 30/04/2025		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals – Hedge End, West End and Botley SPD – Character Area 57.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle of Development

- The development is within the urban edge where the principle of development is acceptable.

Design and Layout

- The proposal would provide enhanced living accommodation, including a reconfigured kitchen, dining/family space, and utility areas at ground floor level, along with an additional bedroom at first floor level.
- The proposed two-storey side and rear extension, together with a single-storey rear extension adjacent to the neighbouring property (4 Ivy Close), is considered to be sympathetic to the host dwelling in terms of form, scale, and appearance.
- The Quality Places SPD states that, "*Semi-detached houses are normally designed as a matching pair. To preserve the balance of the buildings, any side extension should be set back from the front of the building. The depth of any set back and width of the extension will vary according to the design of the house and merits of each proposal. Side extensions should take account of the spaces*

between houses and whether this is an important feature through the street". This is not proposed. However, in this instance, the appearance of the primary elevation of the two halves of the semi-detached pair are notably different. Whilst the roof material is consistent, the host dwelling front elevation is formed of irregular shaped, and irregular patterned buff bricks, whereas the attached pair front elevation is formed of red brick and tile hanging. The attached pair has a gable porch, and brick and flint front boundary treatment, whereas the host dwelling has no porch, and painted black fencing. Boundary planting between the properties also breaks up how the two properties would otherwise be read in the street.

- The proposed design (without any set back) is, therefore, in this instance, and considering the minor width of the side element of the extension, considered acceptable.
- The development would not result in the overdevelopment of the site, would maintain sufficient amenity space to the rear, and would continue to meet parking standards. The existing driveway would not be altered, and can accommodate more than three car parking spaces, appropriate for a four-bedroom dwelling.
- The submitted application form indicates that the proposed wall material is 'brick' and the proposed roof material would be 'tile', providing no detail. External materials are to be conditioned to either match those within the host dwelling (buff brick, red brick which is present on the side elevation and red tile).
- Overall, the design and layout are considered to maintain the character and appearance of the locality and would integrate well with the existing built form which itself is highly mixed.

Residential Amenity

- First-floor bedroom windows in the extension are directed to the front and rear only, ensuring there is no increase in overlooking toward neighbouring private garden areas. Side facing windows are proposed to be fitted with obscure glazing.
- The single storey rear extension would break the 45 degree line to the other half of the neighbouring pair, but this is only to a minor degree, with the boundary line (and thus extension) orientated away from the neighbouring property, and with the extension having only a flat roof, and thus there not being significant bulk or mass presenting to the neighbour that could be sufficient to impact upon amenity to the degree that could warrant refusal. The proposal would, therefore be appropriate in height and depth to minimise any potential overbearing or overshadowing effects.
- The proposed two storey side extension would present to the side elevation of the neighbouring dwelling (2 Ivy Lane) which is on lower ground. There is a driveway to the side. It is considered that the increase scale and bulk would not cause any significant harm to the amenities of the residents of this property from overlooking pressure as the side elevation of 2 Ivy Lane contains a secondary (side) door and a small first floor window only. There would be some additional shade to the side of 2 Ivy Cottage to the side alley and part of the garden, but this would not be significantly greater than the current situation, and some offset would remain. It is considered that the proposal would not reduce amenity to a level below that which could reasonably be expected, and could, therefore, not justify refusal.
- The development accords with the principles set out in the 'Quality Places' Supplementary Planning Document (SPD) and would not result in any unacceptable impacts upon the amenity of neighbouring properties in terms of privacy, daylight, or outlook.

Other material considerations

- There are no likely significant impacts on the SPA.
- The presence of bats has been analysed by the Ecologist who considers this unlikely. An informative is included in the event that any bats are found during works.

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

The proposed two-storey side and rear extension, together with the single-storey rear extension, is considered to be of an appropriate scale, design, and appearance that respects the character of the host dwelling and the surrounding area. The development would not result in overdevelopment of the site, would retain sufficient amenity space, and would continue to meet parking standards. Furthermore, the proposal would not have a detrimental impact on the residential amenity of neighbouring properties in terms of privacy, light, or outlook. Subject to the recommended conditions regarding materials and the use of the extensions, the proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		