

DELEGATED OFFICER REPORT

Application Ref: H/25/99214

Site Address: 89 WATKIN ROAD, HEDGE END, SOUTHAMPTON, SO30 2TB

Case Officer: Gina Aftanas

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Character Area HEWEB 64 1000 year surface water flooding Great Crested Newts IRZ – Suitable Habitat (amber zone)		

Planning History?	Yes ☐	No ☒
--------------------------	-------------------------------------	---

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No Objection		
Ecology:	No Objection This site is an amber impact risk zone for great crested newts and there are records of bats and hedgehogs nearby. I have reviewed the photo of the house of Google Maps and do not see any obvious potential bat roost features. The garden does not contain suitable habitats for great crested newts and is isolated from suitable habitat nearby. The following precautionary working method for hedgehogs is required: - Any building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. - Any excavations must be covered at night or be fitted with a small animal escape ramp. - No fires can be lit on site. - Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat. - Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/05/2025 – photographs on file		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals HEWEB 64. There is no specific guidance relating to the character area.

Assessment:

Site and Surroundings

The application site consists of a two-storey detached dwelling located to the south of Watkin Road, backing on to Brunel Close. The property is set back from the road by a driveway, and the rear of the property is fully enclosed by use of a wooden fence boundary. The surrounding area is residential in nature and features similar style dwellings.

Proposal

This application seeks approval for a single storey rear extension consisting of a flat roof design measuring approximately 4.05m in length, 3.478m in width and 2.44m (to the eaves) in height. The extension is proposed with a flat roof design and to be finished with brick to match the host dwelling. Brown aluminium bi-folding doors are proposed along the southeastern elevation with woodgrain UPVC windows facing into the rear garden.

Design and Layout

The development is situated within the urban edge where the principle of development is acceptable. The design of the extension is suited to the host dwelling in terms of its form, scale and appearance, and due to its single-storey nature and subservience to the host dwelling, would not be an overdevelopment to the site. The use of matching materials will also ensure the proposal is respectful to the appearance of the host dwelling, as well as according with Policy DM1.

As the proposal is sited to the rear of the property and considered modest in size, the scheme is expected to have minimal impact upon the Watkin Road street scene. The rear garden boundary fencing already in situ would partially screen views from Brunel Close.

The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place. The proposal does not result in any additional bedrooms or loss of off-street parking and the site has adequate space to the frontage to meet the Residential Parking Standards.

Residential Amenity

The detached nature of the property, and good boundary treatment renders the proposal unlikely to cause overlooking to any neighbouring properties. The neighbouring property, 87 Watkin Road, is approximately 2.98m from where the proposed extension would be sited, and 1.53m from the shared boundary. This distance, the lack of windows to the northwestern side, and single-storey nature of the extension would ensure that there would be no adverse loss of outlook, light or privacy to this neighbour. The proposal would therefore accord with guidance set out in the 'Quality Places' SPD and policy DM1 of the Local Plan.

Ecology

The Council's Ecology Officer was consulted as part of this application, and although they have not objected to the proposal, they have noted precautionary measures are required to protect the hedgehogs, and have provided advice about biodiversity enhancements.

Other 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.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐