

DELEGATED OFFICER REPORT

Application Ref: H/25/99227

Site Address: HAMMERLEY FARM HOUSE, HAMMERLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7HQ

Case Officer: Gina Aftanas

Description: Removal of conservatory and erection of single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Great Crested Newts IRZ – Moderate & High Suitability Character Area Appraisal BIFOHH 53 Adjacent to Listed Building		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
H/19/87053	Loft conversion to provide second floor living accommodation with front and rear dormers and side gable alterations	Permit – 02/05/2020

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No Objection 29/4/25 - This site is in an amber impact risk zone for great crested newts, with the western part of the property in a red zone. There is a pond approximately 50 m to the northwest of the site. There are records of bats nearby and hedgehogs in the wider area. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the elevations to be affected by the proposal and any areas of the garden which will be impacted. 6/5/25 I have reviewed the site photos. There is no habitat for great crested newts near the proposed construction area, it is all hardstanding. The rear garden is mostly closely mown lawn. There is wooden siding above part of the conservatory to be removed but it appears to be in good condition with no gaps or missing timber. The conservatory wraps around the house and part of it is also attached to a brick wall. A precautionary working method is recommended. It should include: • All 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 animals found on site should not be handled but be allowed to move away to a place of safety on their own. • Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours		

	before the start of works. If any active nests are found, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
Heritage:	No Objection As this extension is being done to match the existing building in both form and materials at ground level, it will be far less intrusive on the setting of the listed buildings next door than the dormer windows on the roof.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 02/05/2025 – Photographs on file		

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 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal BIFOHH 53.
There is no specific guidance relating to the character area.

Assessment:

Site and Surroundings

The application site consists of a two-storey detached dwelling with roof living space and is located towards the south of Hammerley Road, leading off of Burnetts Lane. The property is set back from the road by way of a driveway and is fully enclosed by use of both fencing and tree boundary treatment. The surrounding area is residential in nature and features a variety of different style houses.

Proposal

The application seeks approval for a single storey side extension consisting of a pitched roof design measuring approximately 5m in width, 4.6m in depth and 3.8m to the ridge. The extension is proposed of a pitched roof design and to be finished in matching brick and areas of timber cladding to match the host dwelling. The extension would be to replace the conservatory already in situ towards the back of the property, with the proposal siting towards the front.

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 of the site. The use of matching materials will ensure the proposal is respectful to the host dwelling, and it is considered to accord with Policy DM1.

The proposal is sited to the side of property, closest to the highway and is likely to be seen on approach. However, the boundary treatment already in place likely to help screen this, and along with the modest size of the scheme, it is expected to have minimal impact on the street scene

It is noted that the properties to the north east, The Cottage and Saxon Court Cottage, are listed buildings. The proposal is set to the south of the property, away from the listed buildings, and no object was raised from the Council's Heritage Officer.

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 and would retain ample parking space to meet the Residential Parking Standards and 'Quality Places' SPD.

Residential Amenity

Due to its detached nature, the neighbour to the south east of the property is unlikely to be affected by the proposal. Other neighbouring properties are also sufficiently distanced to prevent adverse impacts on amenity.

The development accords with Policy DM1 and 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

Although the site is within the red and amber Great Crested Newt (GCN) zone, the Council's Ecologist has noted that due to the hardstanding nature of the proposed construction area, there is no habitat for the GCN. There are records of bats nearby so an informative and precautionary working method is recommended.

Other Material Considerations

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

- 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 ☐