

DELEGATED OFFICER REPORT

Application Ref: H/25/99070

Site Address: 13 RUFFORD CLOSE, EASTLEIGH, SO50 4RU

Case Officer: Charlie Vallis

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Adjacent to EBC owned land • Southern Water foul sewer		

Planning History?	Yes ☒	No ☐
• Z/16355/000/00 – Erection of 182 houses with garages, roads and sewers – Permit – Oct 1977		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
	<u>29/5/25 (updated):</u> I have reviewed the site photos. I don't see any potential bat roost features or potential hedgehog habitat. Birds might nest in the vine climbing up the rear elevation, so this must be checked before removal. If evidence of an active bird's nest is found before or during the works, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. Biodiversity enhancements can be agreed before determination or conditioned. <u>22/4/25:</u> There are records of bats and hedgehogs near this site. The photo of the house available on Google maps shows that there is at least one tree that might be affected by the proposal. Photos of the garden and the rear elevation of the house are required to determine whether a survey is required. A precautionary working method must be submitted/agreed. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box may be appropriate for this building.		
Asset Management:	No response required		
Southern Water:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 28/5/2025		

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 31).

Assessment:

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

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”

Design and layout:

- Due to its single storey nature, as well as its location to the rear of the dwelling where it would be partially screened to the side by boundary fencing, the proposal is unlikely to have a significant impact on the street scene.
- The application does not propose any additional bedrooms or impact upon the current parking to the site. Current parking arrangements would therefore not be affected by this application.
- The proposal has been designed so that the host dwelling maintains sufficient amenity space and retains side access to the rear garden; as such, this would not represent overdevelopment of the site.
- By using materials to match the host dwelling, and due to its modest size, the proposal is considered to respect the character and appearance of the host dwelling.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

- The nearest neighbouring property would be 14 Rufford Close which forms the other half of the host dwelling's semi-detached pair.
- This property has an existing rear extension approximately 3 metres in depth, with glazing to the rear and side. The proposed development is therefore unlikely to significantly affect outlook and light to 14 Rufford Close.
- Properties to the north/east of the application site are unlikely to be adversely affected by the proposal due to sufficient distancing and screening by existing boundary fencing and 2no. large trees.
- The development is therefore considered to accord with the 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:

- Protected species have been recorded near the application site; our Ecology team were therefore consulted as part of this application.
- Photos were taken during a site visit and reviewed by our Ecologist, who were satisfied that the proposals would not impact potential bat roost features or habitat for hedgehogs.

- Our Ecologist has highlighted potential habitat for nesting birds to the rear elevation; the applicant will therefore be advised of the relevant precautionary working methods via an informative. In addition, biodiversity enhancements were recommended in the form of a bat box.

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 ...		