

DELEGATED OFFICER REPORT

Application Ref: H/24/96882

Site Address: 21 NETLEY FIRS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extension and single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• Z/15725/001/00 - Ten houses and garages on land - Refuse Planning Permission For - 11/07/1978 • Z/15725/002/00 - Erection of 7 houses and garage on land - Grant Outline Permission For - 11/01/1979 • Z/15725/003/00 - The erection of 3 dwellings with garages at Land - Permit - 23/06/1981 • Z/15725/005/00 - Erection of 23 four bedroomed detached houses with double garages on land - Refuse Planning Permission For - 23/08/1982 • Z/33330/004/00 - Construction of dwelling with access off firs drive and construction of replacement double garage to front of existing dwelling following demolition of existing garage - Withdrawn By Applicant - 15/10/2002 • Z/33120/002/00 - Single storey and first floor rear extensions and detached double garage - Permit - 25/09/2003 • Z/33120/003/00 - Construction of detached garage with store and first floor studio - Withdrawn By Applicant - 06/01/2004 • Z/33120/004/00 - Single storey and first floor rear extension and detached double garage at front with first floor studio. - Withdrawn By Applicant - 28/01/2004 • F/04/50168 - Two storey side extension with integral garage and first floor rear extension. - Refuse Planning Permission For - 06/04/2004 • F/06/57955 - Construction of detached double garage following demolition of existing garage - Permit - 04/10/2006 • F/08/63011 - Single, first floor and two storey rear and side extensions - Refuse Planning Permission For - 01/08/2008 • F/12/70877 - Single storey extension to existing dwelling. Front extension, raising of roof and addition of dormer window to garage to form annexe - Withdrawn (ret'd undetermined) - 06/02/2013 • F/13/72196 - Single storey rear extension and extension to existing garage - Withdrawn (ret'd undetermined) - 15/05/2013		

- F/13/72597 - Single storey side and rear extension and extension to existing garage - Permit - 28/08/2013
- F/15/76168 - Alterations and extension to roof to provide first floor living accommodation with 2no. Side facing dormer windows - Refuse Planning Permission For - 11/05/2015

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No objection.		
Tree Consultant:	No arboricultural objection.		
Ecologist:	A preliminary bat roost assessment is required due to the potential for bats to be roosting under the garage gable cladding.		

Site Visit:	Yes ☒	No ☐
Details: 17 th January 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, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 71)

Assessment:

Site context and surroundings

The application site comprises a detached two-storey, four-bedroom dwelling situated on a corner plot at the junction of Netley Firs Road and Firs Drive, on the western edge of Hedge End. The property is set within a generously sized plot and is served by a detached garage positioned to the side of the dwelling, with a separate outbuilding located toward the rear. The house is orientated with its principal elevation facing onto Netley Firs Road, while the eastern side elevation fronts onto Firs Drive. The dwelling is positioned well back from the highway, with a large forecourt area providing ample on-site parking. The main area of private amenity space lies to the east of the house. The immediate surrounding area is residential in character, predominantly comprising 1970s/1980s detached dwellings of varying design and scale

Proposal

The application seeks planning permission for a two-storey side extension and a single-storey side extension.

The proposed two-storey element would be situated on the western side of the property, positioned forward of the existing detached garage. At ground floor level, the extension would accommodate a covered carport, while the upper floor is intended to provide a new

master bedroom with an en-suite and walk-in wardrobe. The original design for the two-storey side extension featured a greater width of approximately 6.5m, which would have brought the development in close proximity to the neighbouring property at 23 Netley Firs Road. Owing to concerns raised regarding the impact on residential amenity, the applicant has revised the proposal in consultation with officer. The amended scheme reduces the width of the two-storey extension to 4.5m, with a depth of 6.0m, thereby achieving a more proportionate form in relation to the host dwelling and greater separation from the adjacent boundary.

The single-storey side extension is proposed on the eastern elevation of the dwelling, projecting approximately 2.8m beyond the existing side wall. This element is designed to enlarge the existing living room and would incorporate a roof lantern.

Policy and Principle

The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.
- The revised two-storey extension, while relatively substantial in width, benefits from a generous setback from the highway and a reduction in ridge height relative to the main roof, helping to ensure it reads as a subservient addition to the original dwelling.
- The single-storey extension proposed to the eastern side is modest in scale and would not dominate the appearance of the property.
- The plot is of sufficient size to comfortably accommodate both extensions without resulting in a cramped or overdeveloped appearance.
- Existing boundary treatments and mature planting along the site provide a degree of natural screening. As a result, while the property occupies a prominent corner plot, the proposed works would not appear unduly prominent in the public realm and are not considered to materially alter the established character of the street scene.
- The use of external materials to match the existing dwelling would further assist in integrating the proposed development with the original house and its surroundings

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The neighbouring property most likely to be affected by the proposed development is 23 Netley Firs Road, located immediately to the west of the application site. The two-storey side extension would be sited relatively close to this neighbour. However, the revised proposal retains a reasonable degree of separation between the extension and the side elevation of the adjoining dwelling. As such, it is not

considered that the development would result in an overbearing form of development or an unacceptable loss of daylight or outlook for the occupiers of No. 23.

- Furthermore, no first-floor side-facing windows are proposed within the two-storey extension, thereby removing any potential for direct overlooking or loss of privacy.
- The single-storey side extension on the eastern elevation would be well separated from neighbouring properties and, given its modest height and orientation, would not give rise to any material amenity impacts.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The site lies within an area where records exist for protected species including bats, slow worms, stag beetles, and hedgehogs. The Council's Ecologist has reviewed the submitted plans and site photographs and confirmed that, while no obvious potential bat roost features were identified on the main dwelling or within the garden, there is a potential roosting opportunity under the wooden cladding located on the gable end of the detached garage. Although the proposed two-storey extension would not physically alter the garage itself, it would be constructed in very close proximity to this structure. As such, any bats roosting under the garage cladding could be affected by associated noise, dust, scaffolding, and shading during construction.
- Given the potential for roosting bats to be present on site, a Preliminary Roost Assessment (PRA) was requested. The applicant was informed of this requirement early in the application process and the Council extended the determination deadline on multiple occasions to allow time for submission of the relevant ecological survey. However, no survey or formal response has been received.
- The potential presence of protected species is a material planning consideration, and without sufficient evidence, it is not possible to assess the ecological impacts of the development or to determine whether appropriate mitigation or biodiversity enhancements would be required.
- Furthermore, the site is located within a green impact risk zone for great crested newts and within an area where biodiversity enhancements are expected in accordance with the National Planning Policy Framework (Paragraph 180) and Eastleigh Borough Local Plan Policy DM11. While standard enhancements such as bat and swift bricks may be appropriate, the lack of a PRA prevents a clear understanding of the site's ecological baseline and the extent of any necessary mitigation.
- As such, the application fails to demonstrate that the proposed development would not result in harm to protected species or ecological interests. The proposal is therefore contrary to the requirements of the NPPF, the Conservation of Habitats and Species Regulations 2017, and Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), and is not supported.

Trees and landscaping

- The site is located within an area covered by a Tree Preservation Order (TPO), and therefore the Council's Tree Consultant was consulted. While there are several mature trees within the plot, it has been confirmed that none are situated within the immediate influencing distance of the proposed development area. No arboricultural objections have been raised. The development is therefore considered acceptable in terms of its impact on trees.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The site benefits from a large hardstanding area that can accommodate more than three vehicles. This level of provision meets and exceeds the maximum parking standards set out within the Council's adopted Residential Parking Standards SPD for a dwelling of this size. As such, the proposal is not considered to raise any concerns in respect of parking provision or highway safety.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Reason of refusal

The proposal involves development in close proximity to a detached garage with wooden cladding that has the potential to support roosting bats. A Preliminary Roost Assessment has been requested but has not been provided. In the absence of this information, it is not possible to confirm that the proposed development would avoid harm to protected species, which is a material planning consideration. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), the Conservation of Habitats and Species Regulations 2017, and Paragraph 180 of the National Planning Policy Framework (2024).

Recommendation:

PERMIT ☐

REFUSE ☒