

DELEGATED OFFICER REPORT

Application Ref: H/25/99139

Site Address: KINGS COPSE FARM, TANHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2SZ

Case Officer: Gina Aftanas

Description: Ground Floor Side Extension with Balcony (amended description)

Particular Site Constraints?	Yes ☒	No ☐
Outside the Urban Edge - Countryside Tree Protection Order Blanket Great Crested Newts IRZ – Moderate and High Suitability Surface Water Flooding Public Right of Way Near to Site (Bridleway, Tanhouse Lane)		

Planning History?	Yes ☒	No ☐
Application	Description	Decision
F/18/83102	Development of land for equine purposes to include provision of stables, outdoor arena, horse walker and pen	Permit – 12/03/2018
U/16/78002	Application for certificate of lawfulness for a proposed use of building to residential care home (use class C3)	CLOPUD Issued – 19/04/2019
DC/18/84240	Discharge of conditions 4 and 5 of planning permission F/18/83102	Discharged – 01/11/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No Objection 13/5/25 This property is within an amber impact risk zone for great crested newts, with a small area of the east side of the site (but not the buildings) in a red impact risk zone. There are nearby records of bats and badgers. From the photo of the house on Google Earth I can see that the areas impacted by the extension is currently hard standing. I don't see any potential bat roost features in these areas. Informative for bats to be included within the decision notice.		
Hampshire Countryside Service:	No Objection There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners with respect to the PROW network. Advice provided for the developer's attention, to be included as informatives where appropriate.		

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Site and Surroundings

The application site consists of a two-storey detached dwelling situated on a large plot of land. The site is located on Tanhouse Lane to the east of Heath House Lane. The property is within the countryside and in a secluded position from any neighbouring properties.

The development site lies outside the urban edge and within designated countryside, where development is strictly controlled to protect the rural character and prevent unnecessary encroachment. In line with Policy S5 of the Eastleigh Borough Local Plan 2016-2036, new residential development in the countryside is only permitted in exceptional circumstances, such as where it is essential for agriculture, forestry, or other rural enterprises. Additionally, Policy DM26 sets criteria for residential extensions and replacement dwellings in the countryside, ensuring they do not result in a disproportionate increase in scale or harm the character of the area. Policy DM1 is also relevant, as it establishes general principles for all new development, including the need to respect the character and appearance of the locality.

Proposal

The application seeks approval for a balcony and single storey side extension. The balcony measures approximately 3.8m in height, 5.9m in width and 5m in depth. The extension measures approximately 2.2m in height, 15.9m in width including below the balcony area and 5m in depth. The extension is proposed to be of a flat roof design and finished with brickwork to match the host dwelling.

Design and Layout

The position of the property allows for the extension to not be seen from the street scene, and the single storey nature of the proposal make it subservient to the host dwelling. The use of matching materials further ensures that the development integrates harmoniously with the host dwelling and respects its character.

The development would not be an overdevelopment of the site and sufficient amenity space would remain with the development in place, complying with policy DM1.

Residential Amenity

The property benefits from good boundary treatment and is well distanced from any neighbouring properties. The proposal therefore 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.

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.
- The site is accessed by a public right of way but the development is set well into the site. Advice is provided by the Countryside Service and will be included in the decision notice.

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 ☐