

DELEGATED OFFICER REPORT

Application Ref: H/25/99239

Site Address: ABINGTON, ST ANDREWS PARK, BURNETTS LANE, HORTON HEATH, EASTLEIGH, SO50 7DG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Front extension, raising of roof for first floor accommodation and alterations to external finishes and fenestrations

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

Planning History?	Yes ☒	No ☐
• F/06/58564 - Alterations and extensions to create a two storey dwelling with front, side and rear facing dormer windows and integral double garage - Refuse Planning Permission For - 10/01/2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received in relation to the proposal, initially raising concerns regarding potential overlooking and visual intrusion as a result of the proposed increase in roof height. However, having reviewed the submitted plans, the neighbour acknowledged that all rear-facing windows are proposed as rooflights, positioned to prevent overlooking. On this basis, they confirmed they have no objection to the proposal, provided the development is carried out in accordance with the submitted plans.		
Parish Council:	No objection		
Ecologist:	<u>05/06/2025</u> The precautionary working method is acceptable. <u>07/05/2025</u> Most of the house is visible on Google maps. I don't see any obvious potential bat roost features. The areas around the house are either hard standing or closely mown amenity grass so there is no potential habitat for great crested newts. A precautionary working method for hedgehogs will be required.		

Site Visit:	Yes ☒	No ☐
Details: 19 th May 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 56)

Assessment:

Site context and surroundings

The application site comprises a detached, three-bedroom bungalow located at the end of a cul-de-sac within St Andrews Park. The property is of brick construction with a long linear footprint. Its principal elevation fronts the cul-de-sac, while the side elevation and a detached garage face St Andrews Park. The site is enclosed by a combination of low boundary walls and fencing. The surrounding area is residential in character, with the immediate neighbouring dwellings comprising detached properties of varying styles and sizes.

Proposal

The application seeks planning permission for a series of alterations to the existing dwelling, including a front extension, the raising of the roof to facilitate first-floor accommodation, and changes to external finishes and fenestration.

The proposed front extension would feature a gable roof with a gable-end window and would be finished in cedar cladding. It would form a new entrance and lobby area to the dwelling.

The proposed increase in ridge height would enable the creation of a first floor, comprising two bedrooms with en-suites, an office, and a central hallway. Rooflights are proposed on both side roof slopes.

External alterations include rendering the existing brickwork in white, the installation of anthracite grey aluminium windows and doors, and the use of cedar cladding on sections of the facade. The roof is to be finished in dark brindle tiles, with fascia and soffits in anthracite grey and black guttering. A flue for a log burner is also proposed as part of the works.

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 proposed development would result in a significant change to the appearance of the host dwelling, including a raised roof and alterations to external finishes. While these changes would lead to the loss of much of the original character of the bungalow, the overall built form and footprint would remain largely consistent with the existing dwelling.

- The site occupies a relatively quiet location at the end of a cul-de-sac, and the surrounding area is characterised by a varied mix of detached dwellings of differing designs, forms, and materials. Given this mixed context, the proposed development would not appear incongruous within the street scene. The use of new materials, including render, cedar cladding, and anthracite grey fenestration, is considered acceptable and would not detract from the character of the area.

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 proposed increase in roof height, given the orientation of the dwelling, its position at the end of the cul-de-sac, and the generous separation distances to neighbouring properties, is not considered to result in any unacceptable loss of outlook or give rise to an overbearing impact.
- All new windows proposed at first-floor level are rooflights, with no side-facing windows or rear-facing dormers. These rooflights are positioned above 1.7m from finished floor level, thereby minimising the potential for overlooking.
- The front-facing gable-end window within the proposed extension serves as a circulation space and, due to its orientation and internal use, is not considered to result in any harmful loss of privacy to neighbouring occupiers. As such, the proposal is not considered to give rise to any adverse impacts on residential amenity.

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 application site lies within an amber impact risk zone for great crested newts, and there are local records of bats and hedgehogs. The Council's Ecologist has reviewed the submitted details and concluded that the site offers limited ecological value. The building does not appear to contain any obvious bat roost features, and the surrounding land comprises hardstanding and closely mown grass, which is not considered suitable habitat for great crested newts. As such, only a precautionary working method statement is required.
- In response, the agent has incorporated a precautionary working method for hedgehogs on the proposed plan, in line with the ecologist's recommendations. This includes measures such as secure material storage, excavation protection, and safe fuel and waste handling.
- The agent has also identified the installation of a bat box and a swift brick on the proposed elevation plan, which the Council's Ecologist has reviewed and confirmed to be acceptable.

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 proposal would not result in the creation of any additional bedrooms and therefore does not generate a need for increased on-site parking provision. The existing garage and driveway are capable of accommodating at least two vehicles. As such, there are no concerns in relation to parking provision.

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:

Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐