

HEWEB – Hedge End, West End and Botley Local Area Committee Monday 23 June 2025.

Application Number: H/25/99079
Case Officer: Dorothy Hei-Tung-Hoh
Received Date: Friday 14 March 2025
Site Address: 13 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL
Applicant: Christina Fryer
Proposal: Single storey front/side extension. 1.5 storey rear extension with a single storey side extension. Alterations to fenestration. Side dormer.

Recommendation: Permit subject to conditions

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_A, 02_C and 03_A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 Prior to the occupation of the development, a biodiversity enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the location and specification of at least one swift brick and additional flowering plants to support pollinators, covering a wide flowering season. The approved measures shall be implemented and retained thereafter.

Reason: To protect and enhance biodiversity.

- 5 The removal of the fascia board on the existing garage shall only take place outside the main active bat season (i.e. between 1 November and 31 March).

Reason: To prevent harm to bats.

- 6 All development shall be carried out in accordance with the precautionary methods outlined by the Council's Ecologist in the consultation response dated 8 May 2025. This includes measures for the storage of materials, treatment of excavations, and protection of any wildlife encountered during construction.

Reason: To ensure the protection of wildlife during construction works.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to the Committee by Cllr House, Cllr Corben, Cllr Craig and Cllr Garton.

Site Characteristics and Character of the Locality

2. The application site comprises a detached, single-storey, two-bedroom bungalow situated within a long, rectangular plot. The site lies on a gentle slope descending towards the northeast, resulting in a slight difference in levels between adjoining plots. The neighbouring property at 15 Granada Road to the west sits at a marginally higher elevation than No. 11 to the east.
3. The dwelling benefits from a rear conservatory and a detached garage positioned along the shared boundary with No. 15. The property is set well back from the highway, with a front garden and a driveway that provides off-street parking.
4. The surrounding area is residential in character. The southern side of Granada Road, where the application site is located, is predominantly made up of detached and semi-detached bungalows of varying designs and scales. No. 15 shares a similar architectural style with the application property, while other dwellings along the street display more individualised features. In contrast, the northern side of Granada Road is largely characterised by two-storey, semi-detached, brick-built dwellings.

Description of Application

5. The application seeks planning permission for extensions and alterations to the existing bungalow. The proposed development includes a loft conversion facilitated by a 1.5-storey rear extension, together with the insertion of two rooflights and a side-facing dormer to provide first-floor accommodation.
6. A single-storey front extension is also proposed to form a snug. This element would project beyond the principal elevation and partially wrap around the side of the dwelling.
7. The existing detached garage, located adjacent to the boundary with No. 15, is to be demolished to allow the construction of a new flat-roof garage. This garage would be attached to the side elevation of the property and linked to the proposed rear extension.
8. External materials, including brickwork and roof tiles, are proposed to match those of the existing dwelling.
9. Following discussions with the agent, amendments have been made to the original scheme. These include the reduction in scale and massing of the proposed side dormer, which is now shown with a pitched roof in place of a flat one. The previously proposed pitched-roof garage has also been revised to a flat-roof design. Additionally, one rooflight originally proposed on the front elevation has been relocated to the side elevation. These revisions are considered

improvements and therefore no further neighbour consultation was undertaken. However, Members have been informed of the changes.

Relevant Planning History

- Z/13772/001/00 - Erection of concrete garage in rear garden - Permit - 17/10/1974
- F/09/65242 - Single storey rear extensions and provision of car park space to front - Permit - 10/07/2009

Representations Received

10. Two letters of objection have been received from neighbouring occupiers in response to the originally submitted plans.
11. The first representation raises concerns regarding the visual impact of the proposed development. The objector has stated that the proposed extension would be visually intrusive and detrimental to the outlook from the most-used room of their home.
12. The second objection expresses a range of concerns, including potential overshadowing and loss of light to internal living areas, particularly due to the proposed side extension and proximity to the boundary. The objector also highlights potential overlooking from the upper floor, loss of privacy, and changes to the outlook from the rear. Additional concerns include the impact of the new garage, which is perceived to be very close to their dwelling and potentially a source of additional noise. Furthermore, the neighbour refers to existing drainage issues in the area and expresses the scale of the proposed development could exacerbate localised flooding.

Consultation Responses

13. **Parish Council:** Objected to the proposal on the grounds that it would be out of keeping with the street scene and would result in overdevelopment of the site.
14. **Ecologist:** No objection. The Council's Ecologist confirmed that no potential bat roost features were present on the existing building, and no suitable habitat for hedgehogs was identified within the site. Nevertheless, precautionary working methods are advised during construction to minimise ecological harm. Biodiversity enhancement measures, such as the installation of bird or bat boxes, are also recommended and can be secured through a planning condition.

Policy Context and Designations Applicable to Site

- Within the Urban Edge
- Within Established Residential Area
- Within Built-up Area Boundary

Development Plan Local Plan Policies

Submitted Eastleigh Borough Local Plan 2016-2036

The most relevant policies are:

Strategic policies:

- S1 (Sustainable Development); &
- S2 (Promotion of New Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM2 (Environmentally Sustainable Development);
- DM11 (Nature Conservation); &
- DM14 (Car Parking);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Character Area Appraisal for Hedge End, West End and Botley (January 2008)

National Planning Policy Framework

15. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

National Planning Practice Guidance

16. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

17. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. Plan comprises the Policies of the Eastleigh Borough Local Plan Review 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Policy and Principle

18. 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.
19. The site is also part of the character area of Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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

20. 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.
21. The proposed development is considered to be a proportionate and well-integrated addition to the existing bungalow. The front/side single-storey extension is modest in scale and reflect the architectural form of the host dwelling. It would adopt a pitched roof matching the existing front gable, resulting in a more symmetrical appearance that would be in keeping with the overall character of the property.
22. The proposed single-storey side extension, which would accommodate a replacement garage, is designed with a flat roof and includes a garage door on the front elevation. While it would be positioned slightly forward of the current structure, it would remain set well back from the highway. Owing to its siting and similar form and function to the existing garage, this element is not considered to materially alter the established street scene or result in harm to the character of the area.
23. In relation to the proposed side dormer, it is acknowledged that there are limited examples of side-facing dormers on neighbouring properties along Granada Road. However, this street is characterised by a mix of building types and architectural styles, including detached bungalows, semi-detached properties, and two-storey dwellings. As such, the area does not display a uniform character. The dormer would be set away from the principal elevation, which would reduce its visibility from the public realm. While the dormer would

be a new feature within the immediate context, it is not considered to appear incongruous or to adversely affect the character of the area. It is also noted that, in general, roof alterations including dormers can be undertaken under Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Part of the proposed dormer is considered to be in line with the type of development typically permissible under permitted development, and it would sit comfortably within the roofscape.

24. The proposed loft conversion, including the 1.5-storey rear extension, would retain the existing roof ridge height and overall roof form. The proposal does not involve the addition of a full second storey, and the resultant dwelling would continue to appear as a chalet-style bungalow, in keeping with the established scale and character of the surrounding area. The rear extension would be well integrated with the main roof slope and positioned to the rear of the property, where it would not be visually prominent from the public realm.
25. Although concerns have been raised regarding the potential for overdevelopment, it is considered that the site is of a generous size. Sufficient amenity space would be retained to both the front and rear of the property, and the footprint of the proposed development would not appear excessive in the context of the plot. Accordingly, the proposal is not considered to constitute overdevelopment.

Residential Amenity

26. 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.
27. The proposal has been carefully assessed with regard to its potential impact on neighbouring residents, particularly Nos. 11 and 15 Granada Road, which are the nearest properties to the proposed development.
28. To the east of the application site, No. 11 Granada Road is separated from the proposed development by approximately 5.87m. Given the orientation and this separation distance, the development is not considered to result in any significant loss of daylight or overshadowing to No. 11. While the occupier has raised concern about a potential impact on the view from a side-facing kitchen/dining room window, it is a well-established planning principle that the right to a private view is not protected under planning legislation. Moreover, the separation is considered sufficient to maintain an acceptable outlook and avoid any undue sense of enclosure.
29. To the west, No. 15 Granada Road shares a closer boundary relationship with the application site, with an approximate distance of 4.35m between the two dwellings. It is noted from the site visit that No. 15 sits on slightly higher ground and that the rear flat-roof addition and conservatory closest to the proposal do not contain primary habitable room windows. The side-facing windows within the conservatory are high-level, limiting their reliance on outlook from that elevation.

As such, the proposed built form is not considered to materially harm daylight levels to habitable rooms or significantly affect the outlook from this neighbouring property.

30. The side dormer contains two windows facing No. 15 Granada Road. The bathroom window is expected to be obscure glazed to maintain privacy. However, the bedroom window is proposed to be clear glazed, as it provides the room's only source of natural light and outlook. Although this has raised some concerns regarding overlooking, the window does not directly face any primary habitable room windows at No. 15 and would not result in a greater degree of overlooking than is typically expected from first-floor rear windows in residential areas. Taking into account the window's modest size and its angled relationship with the neighbouring property, the impact on privacy is considered limited. In this context, the use of clear glazing is viewed as acceptable and would not give rise to a level of harm that would justify refusal.
31. The replacement garage would remain single storey in height and broadly in line with the footprint of the existing structure, while positioned slightly further forward. Its flat-roofed design and siting on lower ground relative to No. 15 would ensure it does not appear visually dominant or overbearing. Additionally, the garage would act as a physical buffer between the new built form and the neighbouring boundary, helping to soften the perceived mass of the wider development when viewed from No. 15.
32. Concerns have also been raised regarding surface water drainage and the potential for increased flood risk. While these concerns are acknowledged, the proposal does not involve substantial changes to the topography or result in the complete loss of soft landscaping. Matters relating to site drainage can be addressed through the Building Regulations process and are not considered to fall within the remit of planning in this instance.
33. In summary, while the proposal will alter the existing relationship with neighbouring dwellings, it is considered to retain acceptable standards of amenity. The development is therefore considered to comply with the provisions of Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) and the relevant guidance within the National Planning Policy Framework.

Ecology

34. 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.
35. There are records of bat and hedgehog activity in the surrounding area, and therefore the Council's Ecologist was consulted as part of this application.

36. Following a review of the site photographs, it has been advised that a gap is present under the fascia board at the front of the existing garage, above the hanging basket holder. While the garage itself is not considered suitable for bats due to its corrugated metal roof, which lacks thermal stability, the fascia board may provide a potential day roosting site. To mitigate any potential impact, the Ecologist advises that the fascia board should only be removed outside of the main active bat season—specifically between November and March.
37. In addition, a bat box or bat brick should be incorporated into the new building as compensation for the potential loss of this roost feature.
38. No other potential bat roosting features were identified on the dwelling, and no suitable habitat for hedgehogs was observed on site. However, precautionary working methods should still be followed during construction to safeguard any wildlife that may be present.

Access, Parking and Transport Matters

39. 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.
40. The proposed development would result in the application property becoming a four-bedroom dwelling, which in accordance with the Council's Residential Parking Standards Supplementary Planning Document, requires a minimum provision of three off-street parking spaces.
41. The submitted site plan indicates that the existing access will be widened to accommodate additional off-road parking within the front garden. This includes both the retained driveway space and new hardstanding areas, which together would provide sufficient capacity for at least three vehicles. The application is therefore considered acceptable in terms of parking provision.

Sustainability Measures and Climate Change:

42. 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.
43. 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.

44. 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:

45. 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.

46. 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:

47. In conclusion, the proposed development is considered acceptable in terms of layout, scale, design and impact upon the character and appearance of the area. The proposal would not result in unacceptable harm to the residential amenity of neighbouring properties, with conditions recommended to address specific concerns relating to privacy. Adequate on-site parking would also be provided, complying with parking standards and ensuring no adverse impacts on highway safety. Overall, subject to suggested conditions, the proposal is considered to comply with the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2024). Therefore, it is recommended for approval.

