

DELEGATED OFFICER REPORT

Application Ref: H/25/99369

Site Address: 14 LONGRIDGE ROAD, HEDGE END, SOUTHAMPTON, SO30 0GU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a rear extension and associated internal and fenestration alterations, following removal of existing rear conservatory and side porch (Amended description)

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

Planning History?	Yes ☒	No ☐
• Z/26596/000/00 - Ground floor rear extension - Permit - 02/03/1983		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Parish Council:	No objection.		
Ecologist:	<u>19/06/2025 (Summarised)</u> I have reviewed the site photos and do not see any potential bat roost features. The biodiversity enhancements can be agreed before determination or conditioned. <u>16/06/2025 (Summarised)</u> To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. 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.		
Southern Water:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 5 th June 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 30)

Assessment:

Site context and surroundings

14 Longridge Road is a single-storey, three-bedroom detached bungalow with a gable roof, finished in cream render with brick detailing. To the rear is a conservatory, and a small porch is situated on the northern side of the dwelling. A driveway runs along the northern boundary, leading to a detached garage set within the rear garden. A modest timber shed is located behind the garage. The rear garden is enclosed and primarily laid to lawn. The surrounding area is residential in nature, predominantly comprising similar single-storey, gable-roofed bungalows.

Proposal

The application seeks planning permission for the erection of a rear extension, following the demolition of the existing rear conservatory. The proposed extension would accommodate an open-plan kitchen and dining area and would align with the existing ridge height, continuing the gable roof form. The extension would be finished in materials to match the existing dwelling, including matching brickwork and roof tiles.

The scheme also includes the removal of the existing side porch on the northern elevation. Additional fenestration alterations are proposed, comprising the insertion of new windows and doors to both the southern and northern side elevations. The principal (eastern) elevation facing Longridge Road would remain unchanged.

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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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 rear extension would closely reflect the architectural style and form of the existing dwelling. It continues the existing gable roof form, with matching ridge and eaves heights, and would be finished in materials that match those of the

original building. The extension is considered to integrate harmoniously with the host property and maintain a consistent appearance.

- Given its location to the rear of the dwelling, the extension would not be prominently visible from the public realm and is therefore considered to have a limited impact on the character and appearance of the street scene. The retention of a uniform building height also contributes to preserving the established pattern of development along Longridge Road.
- The other proposed alterations, including the removal of the side porch and the introduction of new windows and doors to both side elevations, are considered as modest and proportionate changes. These alterations, along with the removal of the existing rear conservatory, are considered to result in a more unified and coherent appearance to the property as a whole.

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.
- While the proposed extension would increase the overall length of the dwelling, resulting in it projecting beyond the rear elevation of the neighbouring properties, it was observed during the site visit that the detached garages between the application site and the adjoining dwellings provide a degree of physical separation and act as an effective buffer, helping to screen the development from neighbouring plots. Taking into account this separation, along with the modest single-storey scale of the extension and its sympathetic design, it is considered that the proposal would not result in any significant loss of light, outlook, or have an overbearing impact on neighbouring properties.
- Furthermore, the new windows and doors proposed in the side elevations are at ground-floor level and are therefore not considered to result in any harmful overlooking or loss of privacy to adjacent properties that would warrant refusal of the application.

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 Council's Ecologist has reviewed the site photos and confirmed that no potential bat roost features were identified. As such, no further ecological surveys are required at this stage. However, biodiversity enhancements will be required. A condition will therefore be imposed to secure appropriate biodiversity measures, such as the installation of a bat box.

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 result in the addition of one bedroom, increasing the property from a three-bedroom to a four-bedroom dwelling, which requires three off-road parking spaces. It is considered that the existing hardstanding to the front of the property, along with the existing driveway, is sufficient to accommodate this requirement. As such, there are no concerns in relation to parking provision.

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.

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 ☐

--