

DELEGATED OFFICER REPORT

Application Ref: H/25/99272

Site Address: 69 PITMORE ROAD, EASTLEIGH, SO50 4LX

Case Officer: Charlie Vallis

Description: Ground floor rear and side extension, first floor extension with dormer window.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/09572/00A/00 - Erection of dwellinghouse - Refuse - Jan 1976 • Z/09572/00B/00 - Dwellinghouse - Grant outline permission - Jan 1977 • Z/09572/001/00 - Erection of detached house with integral garage - Permit - Nov 1981		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objections		
Ecology:	I have reviewed the PRA report by Dr Jonty Denton (June 2025). The house has been assessed to have negligible potential for roosting bats. New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. A bat box should be installed on a south, southwest or southeast facing gable end. The NSW aspects are not shown on the elevation drawings. A swift nest box should also be installed if possible. See directions on Ecology response of 13/5/25 below. The garden should be enhanced with flowering plants for pollinators if possible.		

Site Visit:	Yes ☒	No ☐
Details: 29/05/2025		

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 and S2; and Development Management policies DM1, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> The development is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies and supplementary planning guidance

Site, surroundings and proposal:

- The application site contains a chalet-style bungalow, located on the western side of Pitmore Road, where there is significant variation amongst surrounding properties.
- The development consists of a 1.5 storey rear and side extension, with 1no. side-facing dormer and a flat-roof single storey extension.

Design and layout:

- The design of the proposed development is suited to the host dwelling in terms of its form, scale and appearance, with the extension allowing the existing roof ridgeline and the character of the property's frontage to be retained.
- The proposed side dormer is set-back significantly from the principal elevation, flat roofed and would be constructed of external materials to match the existing roof. Its addition would therefore not be overly prominent within the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- By using external brickwork and roof tiles to match the host dwelling, the proposal respects the character and appearance of the host dwelling.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

- Sufficient distancing and the modest nature of the proposal is such that light and outlook to adjacent properties is unlikely to be significantly affected.
- There is potential for the side dormer window to result in direct overlooking into no.67 Pitmore Road. Obscure glazing to this window will therefore be conditioned.
- The proposed drawings indicate a Juliet balcony to the rear elevation. This would be rear facing and would result only in a limited oblique view over neighbouring gardens, which is not considered unacceptable within a residential setting.
- A flat roof single storey projection runs beneath the Juliet balcony. Therefore, a condition will be applied to ensure that the flat roof is not used as a balcony or roof terrace without prior approval from the LPA, to protect neighbouring privacy.
- With the above conditions in place, the development is considered to accord with the 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.

Ecology:

- Due to records of bat roosts near the application site and the nature of the proposed works, the Council's Ecologist was consulted as part of this application.
- In their response, a preliminary roost appraisal was requested, with potential bat roost features noted to the rear elevation.
- A Provisional Roost Assessment by Dr Jonty Denton was received on 30 June 2025. The Council's Ecologist has reviewed the appraisal and is satisfied that the building has negligible bat roost potential and that no further surveys would be required.
- Biodiversity enhancements and wildlife-sensitive lighting practices were also recommended in the report and will be included as informatives.

Other matters:

- 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.

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:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		