

DELEGATED OFFICER REPORT

Application Ref: H/25/99053

Site Address: 5 WATTS ROAD, HEDGE END, SOUTHAMPTON, SO30 4EZ

Case Officer: Charlie Vallis

Description: Proposed front extension to provide new porch, proposed veranda to rear following demolition of conservatory and loft conversion with rear facing dormer

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Southern Water foul sewer to front of site • EBC sold land		

Planning History?	Yes ☒	No ☐
• Z/37576/000/00 – Construction of single storey side extension following demolition of detached store – Permit – Apr 2001 • F/04/50778 – Construction of two storey side extension following demolition of existing shed – Permit – Jun 2004		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	I have reviewed the site photos. Although the soffits and fascia are in good condition there are numerous potential bat roost features in the form of slipped, broken or missing roof and ridge tiles. The conservatory can be demolished without harm to protected species but the works to the roof requires a preliminary bat roost appraisal with an internal inspection of the loft. Further bat emergence surveys may be required. The bat survey season is from the beginning of May through the end of August/September. The presence or absence of protected species is a material consideration and must be established before determination.		
HCC Highways:	It is noted that the proposals will enlarge the property from a 3-bed dwelling (assuming the study is not classed as a bedroom as indicated on plans) to a 4-bed dwelling. Given this, the Case officer may wish to increase on-site parking levels in accordance to the EBC Parking Standards, with a partial conversion of the existing front garden to provide 3 on-site vehicle parking spaces.		
EBC Asset Management:	No response is required.		
Southern Water:	The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken. Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.		

Site Visit:	Yes ☒	No ☐
Details: 14/5/2025		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: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.

Design and layout:

- The design of the proposed front porch, rear dormer and veranda are suited to the host dwelling in terms of their form, scale and appearance.
- The proposed porch is considered a subservient and modest addition to the host dwelling, and is suitably set back from the road so as to sit comfortably within the street scene. The proposed rear dormer is likely only to be visible in glimpses from the street scene, and would not be out of character with the locality. Porches and rear dormers of a similar design and scale have been noted within the wider locality.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and would meet parking standards, with an extended dropped kerb and block paved parking area increasing parking provision beyond the required 3no. parking spaces for a 5-bedroom dwelling.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate layout and scale, and the use of materials to match the host dwelling.

Residential amenity:

- The proposal would not limit neighbouring light and outlook due to the modest and open nature of the proposed covered veranda, and given that the nearest adjoining neighbour has an existing conservatory.
- The orientation of properties is such that the proposed rear dormer is unlikely to result in unacceptable overlooking, whilst the layout of the proposed front extension is such that the adjoining neighbour is unlikely to be significantly affected in terms of light, outlook or privacy.
- The development is therefore 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:

- Under the provisions of DM11, the presence of protected species is a material consideration for this application. Where protected species could be present, applicants are required to undertake survey work, assessment and propose mitigation before their proposals can be considered.

- Upon review of site photos our Ecologist identified several potential bat roost features and, given the potential for roosting bats to be present and directly affected by the proposed development, a Preliminary Roost Assessment was requested.
- No Preliminary Roost Assessment or equivalent ecological assessment has been received. The application therefore fails to demonstrate that the proposed development would not result in harm to protected species or ecological interests. The proposal is therefore contrary to the requirements of the NPPF, the Conservation of Habitats and Species Regulations 2017, and Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), and is not supported.

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 ☒
The proposal involves significant works to the main roof, which hosts numerous potential bat roost features in the form of slipped, broken or missing roof and ridge tiles. A Preliminary Roost Assessment has been requested but has not been provided. In the		

absence of this information, it is not possible to confirm that the proposed development would avoid harm to protected species, which is a material planning consideration. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), the Conservation of Habitats and Species Regulations 2017, and Paragraph 180 of the National Planning Policy Framework (2024).