

DELEGATED OFFICER REPORT

Application Ref: H/25/98918

Site Address: PINWOOD, 23B GRANGE ROAD, HEDGE END, SOUTHAMPTON, SO30 2FL

Case Officer: Charlie Vallis

Description: Erection of a single storey side extension, front porch and 1no. front dormer.

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

Planning History?	Yes ☒	No ☐
• Z/32119/000/00 – OUTLINE: ERECTION OF 1NO. TWO BEDROOM CHALET BUNGALOW AND GARAGE – GRANTED – 21/08/1991 • Z/32119/001/00 – RESERVED MATTERS: ERECTION OF 2 BEDROOM DWELLING – APPROVE – 28/02/1992		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
	11.7.25: I have reviewed the Bat Emergence Surveys report by Ecology Works (July 2025). No bats were seen emerging on the two surveys, so bats are considered likely absent from this building. There were bats foraging and commuting in the area, so it is possible that they could use the building at some point in the future. 6.5.25: I have reviewed the Preliminary Bat Roost Appraisal by Arbtech (April 2025). I agree with the report that the house has at least moderate bat roost suitability and that two emergence surveys are required. The presence of protected species is a material consideration and must be established before determination. There is no alternative to the two required surveys to establish the presence or presumed absence of bats in this case. The additional photos show that there is no potential habitat for great crested newts or hedgehogs on site. The hedge and most of the other vegetation has been removed from the site and a new fence was built. This represents a loss of biodiversity, which is contrary to Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b, which all require at least some gain in biodiversity.		

Site Visit:	Yes ☒	No ☐
Details: 02/05/2025		

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 (HEWEB 38).

Assessment:

The application site is positioned towards the centre of Grange Road, on its southern side, and contains a detached chalet-style bungalow, set back from the road behind a driveway and fencing. The surrounding area is predominantly residential with generally verdant front boundaries and significant variation amongst neighbouring properties.

The proposed development consists of a single storey side extension, front porch and 1no. front dormer. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the principle of development is acceptable.

Design, layout and impact on character:

- The proposed front porch and side extension is considered modest and would not encroach significantly into the existing front driveway, representing a subservient addition to the host dwelling, which would not be overly prominent in relation to the street scene.
- The front dormer is suited to the host dwelling in terms of design and adds a sense of balance to the front elevation.
- The development would not represent overdevelopment of the site, retaining sufficient rear amenity space and on-site car parking for the required 3no. parking spaces for a 4-bedroom property (under the Residential Parking Standards SPD).
- The proposed development is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the development would be appropriate in form, scale and appearance to the host dwelling and its locality.

Residential Amenity:

- Due to the siting of the proposal in relation to neighbouring properties, 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 and Landscaping:

- The Council's Ecologist was consulted as part of this application due to records of protected species near the application site and as the proposal involves works to the roof.
- In their initial response a preliminary roost appraisal was requested with potential bat roost features noted to the front and side elevations.
- A Preliminary Roost Assessment was received by ArbTech (May 2025) and in its report, two further surveys were recommended to confirm the presence or likely absence of bats.
- Receipt of Bat Emergence Surveys report by Ecology Works (July 2025) confirmed that bats were likely absent from the building. The proposal is therefore unlikely to result in harm to protected species.
- Where necessary, the recommendations from the report in terms of biodiversity enhancements and precautionary methods will be included as informatives.
- Front boundary planting would be important to improve screening for the host dwelling and ensure the plot sits more comfortably within the locality. This planting would also be important to seek some biodiversity gain in accordance with DM11.
- A landscape plan has been received and will be conditioned to ensure that planting is in place to the front boundary.

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 ...		