

DELEGATED OFFICER REPORT

Application Ref: H/25/99215

Site Address: 85 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

Case Officer: Gina Aftanas

Description: Addition of New Porch

Particular Site Constraints?	Yes ☒	No ☐
Within Botley/Winchester Road Conservation Area Botley Conservation Area Character Area Appraisal 1000 Year Surface Water Flooding Great Crested News IRZ – Amber Record of Bats Nearby		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/15941/000/00	Extension to existing private dwelling	Permit – 17/03/1975
C/15941/002/00	Construction of single storey side and first floor rear extensions and rear conservatory following demolition of existing store and conservator	Permit – 28/05/2003
C/15941/001/00	Construction of replacement garage	Permit – 20/01/2000
C/15941/003/00	Construction of first floor side extension	Permit – 12/01/2004
NC/25/99335	1no. Conifer - Fell. Tree is located as indicated in the site plans to the rear garden adjacent to the north-east boundary and to the rear of the brick outbuilding (former privy)	Permit – 04/06/2025

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	In agreement with Heritage Officer comments dated 12/05/2025		
Heritage Officer:	No Objection 16/06/2025 This is a vast improvement on the original and acceptable, no objection. Holding Objection 12/05/2025 Although the proposal is in materials to match the host, the roof form is not; the pitch, according to the drawing is some 5 degrees shallower than the main roof at 30 degrees and it is gabled rather than hipped, like the main roof. The hedge is unlikely to outlive the building, so it is important to have a sympathetic form to this front extension.		
Ecology:	No Objection with relevant informatives added to the decision notice		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/05/2025 – photographs on file		

Legislative Background:

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended (the Act) requires that, with respect to development affecting buildings or other land in a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

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, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Botley Conservation Area Character Appraisal.

Assessment:

Site and Surroundings

The application site consists of a two-storey detached dwelling midway along High Street, Botley. The property is set back from the main road by a gravelled front driveway area with high hedge boundary and car parking area to the western side. The surrounding area is residential in nature and features a variety of different style house-types.

Proposal

The application seeks approval for a front porch measuring approximately 2.3m in width, 1.9m in depth and 2.2m height to the eaves. The porch is proposed of a hipped roof design and to be finished with brick and slate materials to match the host dwelling. A window is proposed on the front elevation facing the gravelled front garden area towards the road, and an access door on the western side of the porch.

Design, Layout and Impact on the Conservation Area

The application site is located within a designated conservation area. The proposed use of matching materials and a design that is sympathetic to the host dwelling ensures the preservation of the character and appearance of the conservation area. Upon receipt of the revised plans (960/03/104 RevA and 960/03/103 RevA), submitted on 10th June 2025, the reduced width porch design is considered appropriate to the host dwelling and its surroundings in terms of its form, scale, and appearance and accords with polies DM1 and DM12.

The proposed development would not be an overdevelopment of the site, as it retains adequate amenity space and fully complies with the Residential Parking Standards SPD.

Residential Amenity

The closest neighbour to the application site is number 87 High Street, the porch is designed with a window facing toward the road and an access door facing the west. Due

to this, and the porch not reaching the edge of the existing dwelling, the neighbour at number 87 is unlikely to be affected by the development.

It is noted that the neighbour at number 83 is a significant distance from the property to not be affected by the proposal.

With the above taken into account, it is considered that the proposal accords with 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.

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.

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: This application is recommended for approval

Recommendation:	PERMIT ☒	REFUSE ☐
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