

DELEGATED OFFICER REPORT

Application Ref: H/25/99318

Site Address: 1 THE PADDOCK, NETLEY ABBEY, SOUTHAMPTON, SO31 5HD

Case Officer: Gina Aftanas

Description: Single storey side extension incorporating accessible bedroom and ensuite and conversion of part of garage.

Particular Site Constraints?	Yes ☒	No ☐
Within the countryside Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
F/21/92098	Construction of 9 dwellings and widening of road access following demolition of stables	Permit – 07/05/2022
T/21/90705	1 no. oak (T3B) – Fell due to the tree position preventing development of the adjacent land	Refuse – 16/07/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No Objection		
Trees:	No Objection 04/08/2025 We have now read the supplied arboricultural information. If you are minded to approve the application, please condition the following: “The development must accord with the arboricultural report reference “1 The Paddock AMS, July 2025 v1”. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.” 24/06/2025 There is a significant arboricultural feature to the west of the proposed development site. The feature is a line of trees and they are subject to a Tree Preservation Order (TPO). These trees were carefully considered during the planning and development of the Paddock. It is highly likely that the proposed extension would be located with the Root Protection Area of protected trees. However, as no arboricultural information has been provided, we are not able to assess the potential impact. Therefore, we raise a holding objection and request suitable e information as per British Standard 5837 and information contained within out Trees and Development SPD.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 17/06/2025 – Photographs on file		

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 S5; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards.

Assessment:Site and Surroundings

The application site sits within a new development which completed in 2024. It consists of a two-storey detached dwelling towards the front of the development leading off from Grange Road. The front of the property has an open grass area with on-site parking and garden area to the rear. The property is enclosed with a mix of fencing and brick boundary treatment and the surrounding area is residential in nature featuring similar style house-types.

Proposal

The application seeks approval for a single storey side extension to the western side of the property to accommodate an accessible bedroom with ensuite. The proposal also includes the conversion of part of the current garage to gain access to the extension from the main dwelling as well as storage space within the property. The extension is proposed with a hipped roof design measuring approximately 6.6m in length, 4m in depth and 2.3m to the eaves and 3.9m to the ridge in height. Windows are proposed to the front and rear elevation at ground floor height and all materials are described to match the host dwelling.

Design and Layout

The design of the extension is suited to the host dwelling in terms of its form, scale and appearance. Due to its single-storey nature and subservience to the host dwelling, it would not be an overdevelopment of the site. The use of matching materials will ensure the proposal is respectful to the host dwelling, and it is considered to accord with Policy DM1.

The proposal is sited to the side of property where it could be seen from the public realm. However, with the boundary treatment already in place likely to help screen this, along with the modest size of the scheme, it is expected to have minimal impact of the street scene.

The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place. The proposal does result in loss of garage space and an additional bedroom; however, ample on-site parking will be retained to meet the Residential Parking Standards.

Residential Amenity

Due to its detached nature and siting within the development, all neighbours are sufficiently distanced and unlikely to be affected by the proposal.

The development accords with Policy DM1 and 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.

Parking

When the original development was permitted under F/21/92098, a condition was imposed requiring any garage provided to be retained for parking purposes. This proposal involves the partial loss of the garage, rendering it unsuitable for vehicle parking. As such, it is necessary to assess whether adequate on-site parking provision remains. The submitted 'Parking Plan' (drawing number JM250048-007, dated 30/06/2025) demonstrates that sufficient parking is available on site in accordance with the Parking Standards SPD. In light of this, and notwithstanding the existing condition, it is considered that the proposed removal of the garage parking will not adversely affect the adequacy of the overall parking provision on site.

Trees

As part of the application process, the Council's Tree Officer was consulted to assess the potential impact of the proposed development on the protected trees located to the west of the site. Following a review of the submitted arboricultural report, the Tree Officer concluded no objection subject to a condition to adhere to the arboricultural report.

Other Material Considerations

- 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 ☐