

DELEGATED OFFICER REPORT

Application Ref: H/25/99642

Site Address: BRIDGE HOUSE, 56 MISSENDEN ACRES, HEDGE END,
SOUTHAMPTON, SO30 2RE

Case Officer: Gina Aftanas

Description: First floor extension to east side elevation, to include raised ridge height and alterations to fenestration to rear and east side elevations.

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Tree Preservation Order blanket Flood Zone 2 Great Crested Newts IRZ – Amber Zone HEWEB 64 Character Area Appraisal		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/29473/000/00	Erection of 45 dwellings and garages with access road	Permit – 04/08/1987
Z/33224/000/00	Construction of two storey side extension	Permit – 21/03/1994

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Tree Officer:	No Objection		
Ecology:	No Objection 30/7/25 I have reviewed the site photos. I don't see any obvious potential bat roost features. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. 15/7/25 There are records of bats near this site and the proposal involves changes to the roof. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Due to the proximity to the watercourse, a CEMP will be required. It must contain specific precautionary working methods to avoid any pollution of the watercourse during construction and a plan showing where materials and equipment will be kept on site. Lighting must be kept to a minimum and if needed must follow the latest guidance.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/07/2025 – 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 S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal HEWEB 64.
There is no specific guidance relating to the character area.

Assessment:

Site and Surroundings

The application site comprises a two-storey detached dwelling located toward the eastern end of Missenden Acres. The property is set back from the main road, accessed via an access road crossing a river, and features a front garden with a driveway and a grassed area. The rear of the property is fully enclosed by way of fence boundary treatment, with dense foliage along the northern and eastern boundaries. The surrounding area is residential in nature and features differing styles of house-types.

Proposal

The application seeks approval for a first-floor extension on the west side of the property, which includes an increase in the roof ridge height and alterations to the rear and western fenestrations.

The proposed development includes a first floor extension to the west side of the rear elevation, along with a raising of the main roof ridge by approximately 0.66 metres., Additionally, the eaves on this section of the roof are proposed to be raised by approximately 2.55 metres with amended window design. The rear fenestration is proposed to be altered on the ground floor by increased door sizes to provide large door sets for garden access, along with an enlarged window. A ground floor window is also proposed to be removed on the west side elevation.

Design and Layout

The development is within the urban edge where the principle of development is acceptable. The design of this extension is suited to the host dwelling in terms of its form, scale and appearance. The use of matching materials will ensure the proposal is respectful to the host dwelling and accords with Policy DM1. The only element of this proposal that would be seen from the public realm is the raised ridge; all other elements are to the rear of the property, due to this, the proposal is unlikely to have a negative impact on the street scene.

The proposed development would not be an overdevelopment of the site, as it maintains the existing building footprint and does not include any additional bedrooms. As such, it preserves adequate amenity space and complies with the Council's Quality Places SPD and Residential Parking Standards.

Residential Amenity

A window is proposed to be removed from the west side elevation, and no additional windows are proposed on the side elevations, which will ensure no overlooking to either neighbour.

The proposed increase in roof ridge height would bring it more in line with the neighbouring property at 58 Missenden Gardens. Taking into account this alignment, as well as the separation distance between the two dwellings, the development is not considered to result in any significant adverse impact on residential amenity or appear unduly overbearing.

The development 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 ☐