

DELEGATED OFFICER REPORT

Application Ref: H/25/99675

Site Address: 23 MEADOWSWEET WAY, HORTON HEATH, EASTLEIGH, SO50 7PF

Case Officer: Charlie Vallis

Description: First floor side extension over garage and double storey infill at the rear of the garage. Conservatory to be demolished and single storey rear extension to be erected in its place.

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

Planning History?	Yes ☒	No ☐
• Z/29081/000/00 – OUTLINE: RESIDENTIAL DEVELOPMENT; USE OF LAND FOR PLAYING FIELDS – Grant Outline Permission – Mar 1988 • Z/29081/001/00 – Erection of 190 houses with public open space – Approve Reserved Matters – May 1998		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
EBC Ecology:	There are records of bats near this site. I don't see any potential bat roost features in the photos of the house available on Google maps. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 8.8.2025		

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 (BIFOHH – 26).

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> • The development is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies and supplementary planning guidance. • Policy DM1 sets out that: "all new development should: (a) not have an unacceptable impact on, and where possible should enhance:

residential amenities of both new and existing residents; the character and appearance of urban areas; ...

(c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

Site and proposal:

- The application site is located to the south-east of Meadowsweet Way on an access road set back and parallel with Botley Road. The site consists of a two-storey detached dwelling with an attached garage to the side, set back behind a parking area and front garden. To its rear is a conservatory and fully enclosed garden.
- The surrounding area contains a community centre and predominantly residential detached dwellings, with some uniformity in their materials but variation in their specific design and frontages.
- The application proposes a two storey side extension over the existing garage and a single storey rear extension to replace their conservatory.

Design and layout:

- The design of the proposed two storey side extension and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposal would be constructed of external materials to match the existing dwelling, with a design which follows the lines and styling of the existing property and is subservient to the host dwelling.
- The development does not alter existing parking arrangements or increase the number of bedrooms.
- 2no. car parking spaces are available to the front of the site, in line with the requirements under the Residential Parking Standards SPD for a three-bedroom property. Although not forming part of its formal parking provision due to its internal dimensions, additional parking is also available within their double garage.
- The host dwelling would retain sufficient amenity space and side access to the rear garden and, as such, would not represent overdevelopment of the site.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through its appropriate materials, scale and design.

Residential amenity:

- The development accords with the guidance set out in the ‘Quality Places’ SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.
- With regard to the proposed single storey rear extension, its modest height and screening from existing boundary treatment is such that the proposal is unlikely to result in loss of light, outlook or privacy to no.25 Meadowsweet Way which sits adjacent to the proposal.
- The positioning of the proposed first floor side extension in relation to neighbouring properties is such that significant impacts on neighbouring amenity is unlikely.
- Properties to the rear are adequately distanced and the windows of first floor habitable rooms are oriented away from the application dwelling, so as not to be significantly impacted in terms of privacy.

Other matters:

- Due to records of protected species’ near the application site and the nature of the proposed works, the Council’s Ecologist was consulted as part of this application. Upon review of the site, they were satisfied that the proposal would not result in

harm to bats or other protected species, raising no objection to the development subject to the relevant informative note being placed on any approval.

- 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 ...