

DELEGATED OFFICER REPORT

Application Ref: H/25/99798

Site Address: 1 BIRCH WOOD, THORNHILL, SOUTHAMPTON, SO19 6AX

APPLICATION FORM AMENDED

Case Officer: Gina Aftanas

Description: Single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
Application within the urban edge Blanket Tree Preservation Order 1000 extent surface water flooding noted just outside the boundary line Record of bats in the area		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Comment</u> 20 Larkspur Chase: I would like to know what provisions have been made to minimise disruption to the surrounding neighbours including parking for work vehicles, limitations to working hours and keeping dust levels down.		
Parish Council:	No Comment Received		
Trees:	No Objection		
Ecology:	No Objection subject to the inclusion of a bat protection and precautionary working method informative and biodiversity enhancement measures		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 22/08/2025 – photographs on file		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Assessment:
<u>Site and Surroundings</u> The application site comprises a two-storey semi-detached dwelling located on the corner of Birch Wood and Larkspur Chase, west of Kanes Hill in Thornhill. The property is set back from the road by way of a driveway and grassed area and the rear is fully enclosed with both fence and brick wall boundary treatment. The surrounding area is residential in nature featuring different style house-types.

Proposal

The application seeks approval for the construction of a single storey side extension. The proposed extension features a pitched roof design measuring approximately 2.37m to the eaves and 3.86m to the ridge in height, 5.05m in width and 7.54m in depth. Obscure-glazed windows are proposed to both the southern and northeastern elevations, with an additional clear-glazed window on the northeastern elevation. Patio doors are proposed to the southwestern elevation to allow for access to the rear garden and the brick wall currently in situ is to be retained.

Design and Layout and Parking

The development is located within the urban edge where the principle of development is considered acceptable. The design of the extension is suited to the host dwelling in terms of its form and appearance by use of subservient design and matching materials. Whilst the extension would be relatively large, it would not be an overdevelopment of the site as plenty of amenity space would be retained with the development in place.

Due to its location to the side of the property and generous scale, the proposed extension will be visible within the street scene. However, the incorporation of a pitched roof design, the use of matching materials, and the presence of similar extensions in the surrounding area will ensure that the development integrates well with the host dwelling and does not result in a detrimental impact on the character of the street scene. The retention of the brick wall boundary will also lessen the impact of the extension.

The addition of a 4th bedroom is mitigated by three off-road parking spaces being available at the property. The proposal is therefore considered to comply with Policy DM1 and Residential Parking Standards.

Residential Amenity

Given the extension's position on the corner of the road, there will be no adverse impact on neighbouring properties in terms of loss of privacy or light. Comparable extensions have been implemented at No. 10 Three Oaks and No. 16 Larkspur Chase, establishing a precedent for this type of development and supporting its compatibility with the character of the surrounding area.

A comment was received during the application process regarding worksite construction and has been carefully considered. However, for a development of this type, a Construction and Environmental Management Plan is not considered a reasonable requirement and any issues with noise or dust at the time could be dealt with under separate environmental legislation.

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.

Ecology

The Council's Ecologist was consulted on this application due to recorded bat activity in the area. Following their assessment, they raised no objection to the proposal, subject to the inclusion of the following informatives within 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.
- A precautionary working method must be used to prevent harm to wildlife that could pass through this site. It should include:

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
 Any excavations must be covered at night or be fitted with a small animal escape ramp
 No fires can be lit on site.
 Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
 Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
 Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

- 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.

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 ☐