

DELEGATED OFFICER REPORT

Application Ref: H/25/99695

Site Address: 28 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB

Case Officer: Charlie Vallis

Description: First floor side extension

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

Planning History?	Yes ☒	No ☐
• Z/33486/000 - Construction of single storey side & front extension - Dec 1994 - Permit		

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 have reviewed the photo of the house on Google maps and do not see any potential bat roost features. There are hanging tiles on the front elevation, but these would not be affected by the proposed side extension. 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: 08/08/2025		

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.

Assessment:
The application site is located on the eastern side of Kinsbourne Way, positioned on a corner plot as the lower of two properties which act as an entrance to Kinsbourne Close. The site contains a two storey semi-detached dwelling, with a fully enclosed rear garden and an existing single storey side extension and a garage to the rear. The proposed development consists of a first floor side extension over the existing single storey extension. 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 application site lies within the urban edge where the basic principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted Local Plan.

Design, layout and impact on character of locality:

- The design of the proposed first floor side extension is suited to the host dwelling in terms of its form, scale and appearance.
- Although a large addition to its side, the lowered ridge height and set back from the principle elevation allows the proposal to remain subservient to the host dwelling.
- Its gable-ended roof design and the use of matching external materials would fit in with the surrounding area which consists predominantly of similarly styled semi-detached properties.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet car parking standards.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate materials, design and layout.

Highway safety and parking standards:

- In terms of car parking provision, given the location of the property on a junction, additional pressure to on-street parking should not be encouraged and may pose increased risk to highway safety.
- Although marked on the proposed floor plans as a three-bedroom property, the room marked as a 'Study' could lend itself to future use as a bedroom and as such the higher parking requirement has been requested.
- Plans initially showed 1no. functional on-site car parking space, with the internal dimensions of the existing garage being falling below the required 3m x 6m under the Residential Parking Standards SPD for a garage parking space.
- Amended plans have been provided reducing the size of the existing garage to accommodate parking to its front and with 2no. car parking spaces shown to the front of the site. This is in line with the requirements under the Residential Parking Standards SPD for a four-bedroom property.

Residential amenity:

- Due to the positioning of the extension and its orientation and distancing from neighbouring properties, 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.
- The extension would not reduce the distance between the windows of neighbouring first floor habitable rooms, with the window of no.30 Kinsbourne Way directly opposite the application dwelling understood to serve a landing.

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 site photos, 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 on 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 ☐
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Comments ...
