

DELEGATED OFFICER REPORT

Application Ref: H/25/99744

Site Address: SPRINGFIELD, GREEN LANE, BURSLEDON, SOUTHAMPTON, SO31 8EY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey rear extension following demolition of existing single-storey rear extension, addition of first-floor rear balcony, single-storey side covered carport/storage, front porch, fenestration alterations, and external works including new driveway and soft landscaping (Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Tree Preservation Orders		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comment received.		
Parish Council:	No comment received.		
Ecologist:	No potential bat roost features are evident.		
Tree Consultant:	No arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 7 th August 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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 27)

Assessment:
<u>Site context and surroundings</u>
Springfield is a detached, two-storey, four-bedroom, brick-built dwelling situated on the north-western edge of Bursledon, on the western side of Green Lane. The frontage features an established hedge, a lawned area, and a paved driveway, providing off-street

parking and side access to the rear. To the rear, there is a detached double garage positioned toward the north-western corner of the garden, with a swimming pool set within the main rear garden area. The rear boundary is enclosed by timber fencing with mature trees beyond, and several trees at the far end of the garden are covered by a blanket Tree Preservation Order. The surrounding area is residential in character and consists predominantly of detached dwellings on good-sized plots with open or hedged front boundaries. The wider street scene on Green Lane is verdant and semi-rural in character, with soft verges and front boundary planting contributing to the 'lane' appearance.

Proposal

The application seeks planning permission for a two-storey rear extension following demolition of the existing single-storey rear projection; a first-floor rear balcony; a single-storey side covered carport/storage; a front porch; fenestration alterations; and external works including a new driveway and soft landscaping.

As originally submitted, the proposal also included a new front boundary wall and gates, full-height glazing to a first-floor front bedroom, a gabled roof form to the side carport, and an unscreened first-floor rear balcony.

Following discussions with the agent, revised drawings have been provided which: remove the front wall and gates; replace the full-height first-floor front glazing with traditionally proportioned windows; introduce 1.8m high privacy screens to both sides of the first-floor rear balcony; and alter the side carport/storage to a flat-roofed form that continues the porch roof line. The amended drawings also indicate a brick finish to the elevations, with cladding omitted. Given that the amendments represented an improvement and reduced potential impacts, no further neighbour re-consultation was considered necessary.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 27) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
 - ii) Maintain the predominant open/hedge plot boundaries.
 - iii) Ensure that new development relates effectively with the building features and materials prominent in existing development.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.
- The two-storey rear extension is considered a sympathetic addition to the host dwelling because it sits below the main ridge and broadly follows the footprint of the existing rear projection. Owing to its rear position, it would not be readily perceived from the public realm and would therefore not harm the street scene.

- Front-facing alterations have been moderated in the amended scheme. The previously proposed front wall and gates have been omitted, retaining the characteristic open/hedged frontage to Green Lane. The full-height first-floor glazing has been replaced with traditionally proportioned windows, and the side carport has been revised from a gabled form to a modest flat-roofed element that reads as subservient and aligns with the proposed porch. Taken together, these changes reduce visual massing and prominence, avoid an overly contemporary expression, and better reflect the semi-rural character. Moreover, Springfield sits further back from Green Lane than neighbouring dwellings, further limiting the visibility of any front-elevation changes.
- At the frontage, the introduction of a light grey resin driveway and replacement soft landscaping would maintain an open, green appearance. The scheme would therefore respect the verdant “lane” character and relate effectively to the host dwelling and surrounding development.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The two-storey rear extension is modest in scale and set within a good-sized plot with good separation from neighbouring dwellings and their primary garden areas. It would not result in an overbearing effect or an undue loss of light to adjacent properties.
- In relation to the first-floor rear balcony, 1.8m privacy screens to both sides would prevent harmful overlooking towards neighbouring gardens.
- All side-facing first-floor windows, including the landing window facing 1 Spire Cottages, are confirmed by the agent to be obscure-glazed. This will safeguard privacy for neighbouring occupiers.
- Although the single-storey side carport/storage sits close to the shared boundary and reduces the separation between buildings, its modest height and flat roof would avoid material loss of light or outlook to neighbouring side windows and would not create an undue sense of enclosure.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are bat records in the vicinity and the works include alterations to the roof, so the Council's Ecologist was consulted. Having reviewed the site photographs, the Ecologist advises that no potential bat roost features are evident. However, there is evidence of a possible historic bird's nest beneath a fascia at the front of the house. Any removal of this area should take place outside the bird-nesting season, or only after a check confirms that no active nest is present.
- Biodiversity enhancements should be integrated into the build. The Ecologist recommends installing one or two integrated bat bricks within the south-facing

gable of the new two-storey extension, providing a suitable bird box (for example, a swift box) in an appropriate position, and incorporating pollinator-friendly planting to the front and rear gardens.

Trees and landscaping

- There are mature trees along the rear boundary of the site, with blanket Tree Preservation Order (TPO) coverage at the far end of the garden. Having reviewed the proposal, the Council's Tree Officer raises no arboricultural objection.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The first-floor plan shows three bedrooms with a separate dressing room. The dressing room is of a size that could function as a fourth bedroom, so the assessment treats the dwelling as having potential for four bedrooms, for which three parking spaces are required. The driveway on site is considered of sufficient size to accommodate at least three cars, even allowing for the side carport structure. As a result, no concerns in parking provision.
- The proposal retains an open frontage with no gates or solid boundary treatment, preserving visibility and avoiding vehicles waiting on Green Lane to access the site.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐