

DELEGATED OFFICER REPORT

Application Ref: H/25/99817

Site Address: 22 ST DAVIDS CUL DE SAC, BOTLEY, SOUTHAMPTON, SO32 2SN

Case Officer: Gina Aftanas

Description: Single storey gable side extension

Particular Site Constraints?	Yes ☒	No ☐
With the urban edge Great Crested Newts IRZ – Amber zone 1000 year extent surface water flooding near the site		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
O/12/71514	Outline application with all matters reserved (except for access) for the development of 1,400 homes with access	Permit – 28/11/2013
R/15/77552	Reserved Matters Application (Pursuant to outline planning permission O/12/71514 which was subject to an Environmental Impact Assessment) for the spine road infrastructure together with foul and surface water drainage networks, landscaping and associated works.	Approve – 19/02/2016
R/16/79470	Reserved matters application (pursuant to outline planning permission O/12/71514 which was subject to an Environmental Impact Assessment) for the erection of 889no. dwellings and associated works	Approve – 13/10/2017

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 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:

Site and Surroundings

The application site comprises a two-storey detached dwelling on the corner of Kingsman Drive and St David's Cul-de-sac. The property consists of a small front garden area, a driveway with garage, and rear garden. The rear garden is fully enclosed by way of wooden fencing and brick wall along the highway. The surrounding area is residential in nature featuring similar style housing and is part of large development that is still in construction.

Proposal

The application seeks approval for a single storey side extension within the rear garden. The proposed development comprises a pitched roof design measuring approximately 2.4m to the eaves and 4.3m to the pitch in height, 3.5m in width and 3.5m in depth. Matching brick and tiles are proposed with a window to the northwest elevation and French doors to the southwest elevation leading into the rear garden.

Design and Layout

The proposed development is located within the urban edge where the principle of development is considered acceptable. The design is suited to the dwelling in terms of its form, scale and appearance by use of subservient, pitch roof design and matching brickwork conforming with Policy DM1. The wall of the extension is proposed to replace part of the boundary wall with an instep from the highway of approximately 0.3m.

The property is located on a corner plot, making the extension visible from the public realm. However, the use of matching materials and a complementary roof design ensures the extension would integrate seamlessly with the existing building and would not harm the appearance of the street scene.

Residential Amenity

The single storey nature of this extension, and its location ensures that it will not have any adverse impact on the surrounding properties in terms of light or outlook. Due to the positioning of the proposed window and French doors along with the distance of any neighbouring property, there will be no adverse impact on their privacy.

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

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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 ☐
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