

DELEGATED OFFICER REPORT

Application Ref: H/25/99624

Site Address: 18 COACH ROAD, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a single-storey flat-roof rear extension, demolition of the existing garage and construction of a two-storey side extension, and a single-storey flat-roof side extension to provide a ground floor WC

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	A precautionary working method must be used to prevent harm to wildlife that could be using this site. 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: 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 39)

Assessment:
<u>Site context and surroundings</u> 18 Coach Road is a two-storey, three-bedroom semi-detached dwelling with an attached single garage. The property is set back from the main carriageway of Coach Road and is

accessed via a short slip road that runs in front of a row of dwellings. The surrounding area is predominantly residential. However, near the northern end of Coach Road, there are local services including a convenience store, a fish and chip shop, and a Co-op supermarket serving the local community.

Proposal

The application seeks planning permission for the demolition of the attached garage and the erection of a two-storey side extension, together with single-storey additions to the rear and adjacent to the front entrance. At ground-floor level, the side extension would link with a flat-roofed single-storey rear extension to form an enlarged kitchen/dining area with a separate utility space. A modest single-storey projection beside the front door would adjoin the side extension to provide a ground-floor WC. At first-floor level, the side extension would accommodate an additional bedroom and a shower room. The submitted drawings also indicate removal of the existing chimney.

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 39) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
 - iii) Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
 - iv) Retain and extend the continuity in building line.

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 proposed two-storey side extension is set back from the principal elevation and set below the main ridge, thereby appearing subservient to the host building.
- Although the two-storey side extension would be visible in the public realm, the property sits on a short slip road rather than directly fronting the main Coach Road, which reduces the overall prominence of the proposal in the wider street scene. The setback from the front elevation further ensures the extension would not appear dominant or incongruous.
- The single-storey side projection is modest in scale and positioned slightly behind the existing porch, which limits its visibility and prominence.
- The single-storey rear extension, with a flat-roof form, is positioned to the rear of the dwelling and would not be visible from public vantage points. Its visual impact on the character of the area is therefore considered limited.

- The use of matching materials would help the development integrate with the existing dwelling and maintain continuity with the surrounding built form.

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.
- Due to the curved alignment of the short slip road, the application site is angled away from the closest neighbouring dwelling at No. 16. As a result, the proposed two-storey side extension would not run directly parallel to No. 16, which helps to mitigate potential impacts on outlook, light, and sense of enclosure.
- No side-facing windows are proposed within the two-storey extension, thereby avoiding issues of overlooking or loss of privacy to adjoining occupiers. The proposed first-floor rear-facing window would be similar in position and relationship to the existing fenestration and is not expected to result in materially greater overlooking of neighbouring gardens.
- The single-storey rear extension, due to its limited height and scale, would not give rise to unacceptable impacts on neighbouring amenity in terms of loss of light, outlook, or privacy. Similarly, the modest single-storey side projection to accommodate a WC is set away from neighbouring boundaries and of a scale that would not cause harm to residential amenity.

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 records of slow worms, bats and hedgehogs in the vicinity of the site, and records of swifts in the wider area. The Council's Ecologist has reviewed the submitted information and available mapping and confirmed that the dwelling does not appear to contain features suitable for bat roosting. As such, no further survey effort is required at this stage.

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 proposal would increase the dwelling from three to four bedrooms, which requires the provision of three on-plot parking spaces. Although the attached garage would be removed, the remaining driveway and front forecourt are considered sufficient to accommodate this requirement.

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.

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 ☐