

DELEGATED OFFICER REPORT

Application Ref: H/25/99837

Site Address: 23 LEATHERHEAD GARDENS, HEDGE END, SOUTHAMPTON,
SO30 2TY

Case Officer: Charlie Vallis

Description: First floor side extension over existing garage / utility room

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within 25m of a Public Right of Way		

Planning History?	Yes ☐	No ☒
• No relevant history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Parish Council:	No Objection		
HCC Countryside Service:	General information, no comments specific to application.		
Ecology:	There are records of bats and hedgehogs very close to this site. I don't see any potential bat roost features in the photos of the house available on Google maps. A precautionary working method must be used to prevent harm to wildlife such as hedgehogs 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: 18.9.2025		

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 development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Site and surroundings:</u> • The application site is located towards the south-east of Leatherhead Gardens, containing a detached two storey dwelling with an attached side garage and fully enclosed rear garden. The surrounding area consists predominantly of detached dwellings, with variation in their frontages. • The application proposes a first floor side extension over the attached garage.

Principle:

- The development is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies and supplementary planning guidance.

Design and layout:

- The design of the proposed two storey side extension is suited to the host dwelling in terms of its form, scale and appearance, following the lines and styling of the application dwelling and properties within the locality.
- Its positioning adjacent to an access road and the retention of side access, is such that the proposal would not result in a terracing effect with adjacent properties, whilst there is also precedent in the locality for similar two storey extensions under similar site circumstances.
- The proposal has been designed so that the host dwelling retains sufficient amenity space. No additional bedrooms have been proposed and current parking to the site would not be altered; current parking arrangements would therefore not be affected by this application. As such this would not represent overdevelopment of the site.
- By using materials to match the host dwelling, the proposal is considered suited to the character of the host dwelling.
- The proposal therefore accords with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

- Owing to its positioning, orientation and distancing in relation to adjoining properties, the proposed first floor side extension accords with the 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 matters:

- The proposals are not likely to result in harm to protected species, with the Council's Ecologist raising no objection to the development, subject to the relevant precautions being followed and enhancements provided; these will be included on the decision notice as informatives.
- 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:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		