

DELEGATED OFFICER REPORT

Application Ref: H/25/99905

Site Address: 8 BRINTON CLOSE, EASTLEIGH, SO50 9SL

Case Officer: Gina Aftanas

Description: Construction of a single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Great Crested Newt IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
O/15/76023	Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings (use class C3); - residential care home (use class C2); - creation of a new local centre - including a new primary school (2FE), children's pre-school nursery, community building, retail, office and other buildings and car parking (use classes A1, A2, A3, A4, A5, B1a, D1, D2); - public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane (with new accesses/works to Chestnut Avenue (existing), Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane	Permit – 08/01/2016
F/17/81165	Erection of 39 dwellings (additional to the 1,100 dwellings granted under outline permission O/15/76023), public open space, landscaping, boundary treatments, roads and footways, car parking, drainage and other supporting works and infrastructure for Stage 3 on land previously identified as part of parcel 5A of outline permission ref. O/15/76023 (Application includes an Addendum to the Environmental Impact Assessment)	Permit – 29/03/2018
F/19/87086	Erection of 65 dwellings (additional to the 1,100 dwellings granted under outline permission O/15/76023), public open space, landscaping, boundary treatments, roads and footways, car parking, drainage and other supporting works and infrastructure - Stage 3 (land previously identified as part of parcel 5A of outline permission and subject to subsequent approval for 39 dwellings under permission ref. F/17/81165)(application is for subsequent consent to EIA development with EIA addendum)	

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection received – 7 Brinton Close I wish to formally object to the proposed extension on the following grounds: 1. Loss of Privacy The proposed development would directly overlook my property, resulting in an unacceptable loss of privacy to both my home and garden.		

	2. Loss of Light / Overbearing Impact Due to its scale and proximity, the extension would have an overbearing effect and significantly reduce natural light to my property. This would materially harm the enjoyment and amenity of my home. 3. Out of Keeping with Local Character The size, scale, and design of the extension are not in keeping with neighbouring properties or the wider street scene. Approving this proposal would set an undesirable precedent for similar developments, which would gradually erode the character of the area. 4. Overdevelopment of the Site The proposal represents an over-intensification of the plot. It would create a building disproportionate to the site and out of balance with surrounding properties. 5. Parking and Highway Safety The existing plot and allocated parking provision are proportionate to a three-bedroom house; the extension appears likely to increase occupancy and, consequently, demand for on-street parking. Parking in this area is already limited, and further pressure would have a detrimental effect on both residents and highway safety. 6. Noise and Disturbance The extension has the potential to increase noise levels and activity closer to neighbouring boundaries, to the detriment of residential amenity. 7. Access and Construction Disturbance As we share a driveway access, the movement of construction materials, vehicles, and personnel would cause significant disturbance and obstruction. This raises concerns regarding safety, access rights, and the ability to use the driveway during the construction period.
Parish Council:	No Objection
Ecology:	No objection with informatives to be included within the decision notice.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/09/2025 – 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:
<u>Site and Surroundings</u> The application site consists of a two-storey semi-detached dwelling and is located on the eastern end of Brinton Close in Eastleigh. The property is set back from the road by way of front garden and parking area with the rear garden fully enclosed with fence boundary

treatment. The surrounding area is residential in nature featuring similar style housing and is part of a large development that is still in construction.

Proposal

This application seeks approval for the construction of a single storey rear extension measuring approximately 2.3m in height, 5.22m in depth and 3.8m in width at its largest points. The extension is proposed with a flat roof design, two windows on the eastern elevation and to be finished with materials to match the host dwelling. The relocation of the back door is also proposed to be moved to the western elevation of the host dwelling.

Design and Layout

The development is situated within the urban edge where the principle of development is acceptable. The design is suited to the host dwelling in terms of its size, form and appearance by use of subservient design and matching materials. Although the extension is large in size, due its positioning and flat roof design, it is not expected to be highly visible from the street scene.

The development would not be an overdevelopment of the site as plenty of amenity space would be retained with the development in place and as such, the proposal is considered to be in compliance with Policy DM1.

Residential Amenity

Due to the semi-detached nature of the property and the spacing between the extension and neighbouring dwellings, it is unlikely that the proposed development will have any adverse impact on the adjacent properties.

The bedroom window faces the eastern boundary shared with the neighbouring property. At present, a high fence prevents any direct views into the neighbour's garden therefore preventing any adverse impacts in terms of loss of privacy. Obscured glazing has also been agreed for the bathroom window, and this will be secured by condition in the decision notice. Furthermore, the single-storey, flat-roof design, together with the extension's setback from the eastern boundary of the property, reduces the likelihood of the development appearing overbearing or causing any significant loss of light to the neighbour at number 9 Brinton Close

There are no windows proposed to the western elevation of the extension in the direction of number 7 Brinton Close. The back door is proposed to be relocated to the west elevation of the main house and an existing window enlarged; however, these would face towards a parking area as well as being screened by the boundary treatment. Due to the modest scale, the extension is also not expected to impact the property at number 7 Brinton Close significantly in terms of loss of light or outlook.

It is acknowledged that the extension is likely to be visible from the public realm upon approach. However, the property is located at the end of a cul-de-sac with no through traffic, which limits wider public visibility. While a pedestrian pathway runs past the site, the proposed extension is not considered to appear unduly overbearing within the street scene. Whilst there are no extensions on immediate surrounding properties, extensions to residential properties are not uncommon in residential areas and any future proposals on other properties would be assessed on their individual merits.

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.

Parking

The existing property comprises a three-bedroom dwelling. In accordance with the Council's adopted Residential Parking Standards, the introduction of an additional bedroom would ordinarily generate a requirement for increased on-site parking provision. Notwithstanding this, visitor parking bays are located directly opposite the site, and the proposed development is intended to facilitate accommodation for a disabled occupant, rather than an additional resident. Given that the resulting shortfall equates to a single parking space and taking into account the availability of nearby visitor parking, the proposal is not considered to result in significant highway safety concerns.

Construction Noise

Given the scale and nature of the development, it is not considered reasonable to require a Construction and Environmental Management Plan. Any issues arising during construction, such as noise or dust, can be appropriately addressed through separate environmental legislation.

Ecology

The Council's ecologist was consulted as part of this application as there are records of bats nearby. After examination, the ecologist concluded no objection to the proposal but do require the decision notice to include the following informatives.

- A precautionary working method must be used to prevent harm to any wildlife that could be using this site. It should include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp. No fires can be lit on site. Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- 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. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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.

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, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐