

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/99766

**Site Address:** 101 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5BR

**Case Officer:** Charlie Vallis

**Description:** Raising of the roof and erection of a two storey front and rear extension to create a two storey dwelling.

|                                                                                                                                                                                                                                                                      |                                                |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                                                                                                                                                  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Area of EBC sold land to the front corner of site / Adjacent to EBC owned land</li><li>• Southern Water foul sewer to the front of site</li><li>• Within 100m of Netley Lodge SINC</li></ul> |                                                |                                    |

|                                                                                                                       |                                                |                                    |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                              | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• WIR2196100000 – Extension to kitchen and lounge – Permit – Oct 1972</li></ul> |                                                |                                    |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>     | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:      | None were received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                             |                                           |
| Parish Council:       | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                           |
| Ecology:              | <p><u>17.9.25:</u> I have reviewed the Preliminary Roost Assessment report by Vesper Conservation and Ecology (September 2025). There was one void which was inspected by endoscope, however it was not suitable for roosting bats. The recommended biodiversity enhancements are appropriate and must be implemented. Addition of night-scented flowering plants were also suggested.</p> <p><u>19.8.25:</u> Set out the requirement for a Preliminary Roost Appraisal, and a precautionary working method must be used to prevent harm to wildlife that could be using this site. Biodiversity enhancements suggested in the form of a bat box and a swift nest box.</p> |                                             |                                           |
| EBC Asset Management: | No response required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                           |

|                    |                                                |                                    |
|--------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 9.9.2025  |                                                |                                    |

|                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                     |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                     |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals (BHH – 41).                                                                   |

|                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                 |
| The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:<br><u>Principle:</u> <ul style="list-style-type: none"><li>• The application site lies within the urban edge where the basic principle of development is considered acceptable, with any formal approval being based upon</li></ul> |

the exact nature, design and impact of that proposal being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

- Relevant policies include policy DM1 which, amongst other matters, sets out that all new development should not have an unacceptable impact on, and where possible should enhance, residential amenities of both new and existing residents, the character and appearance of urban areas; whilst taking full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible with these in terms of mass, scale, layout, density, design, and siting.

#### Site and surroundings:

- The application site contains a hipped-roof bungalow, set back significantly from New Road behind a low boundary wall, front garden and parking area. The site has an existing single storey rear extension, an enclosed rear garden and a detached garage to the south.
- The site is set amongst predominantly two storey detached and semi-detached dwellings, which are varied in design and materials, with mainly inter-war properties to the north-west and 1970s/80s dwellings to the south-east.

#### Design, layout and impact on the character of the area:

- With the property being set amongst predominantly two storey detached and semi-detached dwellings, the design of the proposal is considered suited to the locality in terms of its form, scale and appearance.
- The altered roof form would sit comfortably within the street scene and, by maintaining its footprint and bay window, the proposal would remain in-keeping with the character of the host dwelling and echo the styling of other properties within the locality.
- The proposal does not represent overdevelopment of the site, retaining sufficient private amenity space and side access to the rear garden, as well as ample space on its front drive to accommodate the on-site parking required under the Residential Parking Standards SPD (2025) for a four-bedroom property.
- The proposals are considered to accord with policy DM1 (Local Plan 2016-2036) in that they take account of the character and appearance of the locality through appropriate materials, layout and scale.

#### Residential amenity:

- Although the proposal increases the height of the application dwelling, the set-back and distancing relative to no.99 New Road means that this is not likely to result in overshadowing or enclosure significant enough to justify refusal.
- During the application, amended plans were submitted lowering the height of the rear projection and altering the fenestrations to the rear and side (south-east) elevations. Given that this resulted in a proposal of reduced size and impact, further consultation was not considered necessary in this instance.
- In terms of privacy, a separation distance of 22m is maintained in relation to first floor habitable windows on properties to the rear, in line with the guidance set out in the Council's Quality Places SPD. The side window serving 103/105 New Road and facing the application dwelling is understood to serve a non-habitable room. As such, the proposal would not result in unacceptable loss of privacy in relation to neighbouring habitable rooms.
- There is potential for the proposal to result in overlooking to adjacent garden areas, however the orientation, distancing and screening is such that this is not considered unacceptable, with a degree of overlooking to garden areas accepted and expected in urban areas. Amended plans reducing the size of the south-east facing first floor window also helps to ease this concern in relation to 103/105 New Road.

- The development is therefore considered to accord 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.

#### Ecology:

- Due to the nature of the proposal, records of protected species' close to the application site and its proximity to the Netley Lodge SINC, the Council's Ecologist was consulted on this application.
- In their response, a preliminary roost appraisal was requested, with a potential bat roost feature noted.
- A Provisional Roost Assessment by Vesper Conservation was received and reviewed by the Council's Ecologist who was satisfied that no further Ecological surveys would be required. The biodiversity enhancements within this assessment will be conditioned, whilst the relevant informatives in relation to protected species' and precautionary working methods will be placed on the decision notice.

#### Other matters:

- 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

|                    |                                                   |                                        |
|--------------------|---------------------------------------------------|----------------------------------------|
| <b>Conclusion:</b> |                                                   |                                        |
| Recommendation:    | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...       |                                                   |                                        |