

DELEGATED OFFICER REPORT

Application Ref: H/25/100028

Site Address: 4 EXETER CLOSE, EASTLEIGH, SO50 4QT

Case Officer: Gina Aftanas

Description: Erection of single storey front porch with new front door location, replacement of existing front door to a window, replacement of white pvc cladding to grey cladding.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Great Crested Newts IRZ – Amber Zone Character Area Appraisal ELAC 30		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/16776/000/00	Layout and construction of roads and erection of 220 two-storey dwelling units and garages	Permit – 13/05/1976
LDC/18/82260	Lawful development certificate for proposed use: Removal of existing rear porch, addition of rear window in storeroom and conversion to shower room and replace flat roof area with tiled pitch roof over single storey side and rear extension.	CLOPD Issued – 04/04/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection with informatives to be included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 26/09/2025 – 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; Character Area Appraisal ELAC 30. There is no specific guidance for this character area.

Assessment:
<u>Site and Surroundings</u> The application site comprises a two-storey detached dwelling positioned at the corner of Exeter Drive, to the west of Launceston Drive. The property is set back from the road by

way of grassed front garden area and tarmac driveway. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Proposal

This application seeks approval for the erection of single storey front porch with new front door location, replacement of existing front door to a window and replacement of white to grey PVC cladding. The porch will be of a pitched roof design and measure approximately 2m in depth, 2.4m in width and 3.17m to the pitch in height, finished with materials to match the host dwelling.

Design and Layout

The design of the porch is suited to the host dwelling in terms of its form, scale and appearance. It is considered to be a modest addition and due to its single storey nature, it would be subservient to main property with the use of matching materials ensuring the proposal is respectful to the host dwelling and conforming to Policy DM1.

Changes to the fenestration include the replacement of the current front door to a window, measuring 0.85m in width by 1.05m in height, and the replacement of white PVC cladding to grey. The surrounding street scene is characterised by a diversity of frontage designs, incorporating both a range of porches and non-uniform cladding material, enabling the design to respond well within the character of the street.

The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place. The proposal does not result in any additional bedrooms or loss of off-street parking with the site providing adequate space to the frontage to meet Policy DM1 and the Residential Parking Standards.

Residential Amenity

The proposed extension would be positioned away from the neighbouring properties, and its modest size means it would not protrude dominantly into the street scene. The proposed new window will replace an entrance door; it will face the neighbouring properties' front door and will be situated within an entrance hall resulting in it unlikely to cause a detriment to the neighbours' privacy.

With the above in mind, 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.

Ecology

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

- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.
- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.
- 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

Recommendation:

PERMIT ☒

REFUSE ☐