

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/99845

**Site Address:** 77 PASSFIELD AVENUE, EASTLEIGH, SO50 9NJ

**Case Officer:** Gina Aftanas

**Description:** Erection of single storey rear extension following demolition of existing conservatory.

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge<br>1000 & 100 year extent surface water flooding noted within boundary<br>Bats recorded in the area<br>Character area appraisal ELAC 16 |                                                |                                    |

|                          |                                                                                   |                                    |
|--------------------------|-----------------------------------------------------------------------------------|------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input checked="" type="checkbox"/>                                    | <b>No</b> <input type="checkbox"/> |
| Reference                | Description                                                                       | Decision                           |
| H/23/95067               | Demolition of the existing outbuilding. New detached outbuilding to use as annex. | Permit – 19/06/2023                |

|                   |                                                                                                                                                 |                                             |                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <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 Received                                                                                                                                   |                                             |                                           |
| Parish Council:   | No Objection                                                                                                                                    |                                             |                                           |
| Ecology:          | No Objection subject to the inclusion of a bat protection informative and biodiversity enhancement measures included within the decision notice |                                             |                                           |
| Trees:            | No Objection                                                                                                                                    |                                             |                                           |

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|----------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit completed 26/09/2025 – photographs on file |                                                |                                    |

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| <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, DM2, DM11 and DM14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal ELAC 16.<br><u>Character Area Guidance.</u> <ul style="list-style-type: none"><li>• Retain the grass verges and associated semi-mature broadleaved tree planting.</li><li>• Maintain the importance of the views west across the recreation ground.</li><li>• Mitigate the effects of heavy vehicular traffic on Passfield Avenue in new development using measures such as boundary planting, set backs and orientation of internal spaces.</li><li>• Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.</li></ul> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                   |
| <u>Site and Surroundings</u><br><br>The application site comprises a two-storey semi-detached dwelling located to the northern end of Passfield Avenue in Eastleigh. The property is set back from the road by way of a paved driveway, with the rear garden fully enclosed utilising fence boundary |

treatment. The surrounding area is residential in nature featuring similar style house-types, with a recreation ground and leisure centre opposite the property.

### Proposal

The application seeks approval for the construction of a single-storey rear extension following demolition of an existing conservatory. The extension is of a flat roof design and measures approximately 6m in depth, 5.85m in width, and 2.7m in height. The proposal also includes the replacement of one existing window and the addition of a new window on the northern elevation, as well as the installation of one new window and patio doors on the eastern elevation, providing access to the rear garden.

### Design and Layout

The development is located within the urban edge, where the principle of development is considered acceptable. The design is sympathetic to the host dwelling in both form and appearance, with the proposed extension appearing subservient to the main house and finished in materials that match the existing property. While the extension may be partially visible from the street, this would be limited to fleeting views and is not considered to result in any harmful impact on the street scene.

Even though the development is a considerable addition, it would not be an overdevelopment of the site with sufficient amenity space being retained with the development in place. The proposal does not result in any additional bedrooms or loss of off-street parking, therefore meeting the Residential Parking Standards.

The development is in accordance with both policy DM1 and character area appraisal ELAC 16.

### Residential Amenity

The adjoining property at 79 Passfield Avenue is the most likely to be affected by the proposal. The extension will project approximately 1.6m beyond the neighbouring property's dining room, which is considered a non-primary habitable room. While the outlook from this room may be slightly impacted, the property is situated to the south of the proposed development, making it unlikely that the natural light to the room will be significantly affected.

Due to the semi-detached nature of this property and the separation between the buildings, number 75 Passfield Avenue is unlikely to be affected by proposal. Even though the proposal is large in depth, it is single storey in height, and it is not considered to result in adverse harm to this neighbour in terms of loss of light or outlook.

The development therefore 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.

### Flood Risk

The road to the front of this property sits within flood zone 3, with the proposal to the rear. To mitigate any potential flood risks the following measures will be taken as described in the Flood Risk Assessment.

- Finished floor levels will match existing property levels.
- Surface water runoff will be managed via existing drainage or SuDS if required.
- No alteration to flood flow paths or floodplain storage

## 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 does require the decision notice to include the following informatives.

- 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>.
- A precautionary working method must be used to prevent harm to 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

Recommendation:

**PERMIT** ☒

**REFUSE** ☐