

DELEGATED OFFICER REPORT

Application Ref: H/25/99940

Site Address: 84 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing rear kitchen and conservatory. Erection of new single storey pitched roof extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Ecologist:	To avoid harm to roosting bats which could potentially use these features, work on this area must only be done outside of the active bat season (which is from May through September). If work outside the active bat season is not possible, then a preliminary bat roost appraisal will be required.		
Southern Water:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 28 th August 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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 25)

Assessment:

Site context and surroundings

84 Upper Northam Road is a detached single-storey, two-bedroom bungalow located to the west of Hedge End centre. The property includes a rear conservatory and a side access leading to the rear garden, which is predominantly hard surfaced with areas of paving and lawn, together with a timber shed and a pergola. The site occupies a prominent position opposite the T-junction with Chalice Court. The surrounding area is residential in character, comprising predominantly bungalows of similar scale and form.

Proposal

The application seeks planning permission for the demolition of the existing rear kitchen and conservatory, and the erection of a new single-storey rear extension. The proposed extension would span the full width of the original rear elevation and would feature two gable-ended pitched roofs. The new roof would sit below the main ridge line of the host dwelling and incorporate rooflights.

External materials are proposed to include grey concrete interlocking roof tiles to match the existing dwelling, white rendered walls to colour match the existing painted pebbledash, and anthracite aluminium door and window frames. Timber or timber-effect cladding and dark grey UPVC rainwater goods are also proposed. The scheme includes the installation of a new composite front door with side lights to replace the existing front entrance, and a new side-facing window on the west elevation.

A new patio area with glass balustrading and external steps would provide access to the rear garden. The extension would accommodate an open-plan kitchen, dining, and family area.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 25) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges/islands and associated semi-mature broadleaved tree planting.
 - ii) Mitigate the effects of the heavy vehicular traffic on Upper Northam Road in new development using measures such.
 - iii) Maintain the predominant plot widths and continuity in building line.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- Although the site occupies a relatively prominent position opposite the junction with Chalice Court, the proposed works are located to the rear of the property and would therefore have a limited impact on the street scene and wider area.

- When viewed from Upper Northam Road, the dwelling would appear largely unchanged, with the front elevation retaining its existing scale and character. The replacement front door would not be a prominent feature within the street scene.
- With its dual gable-ended pitched roof design set below the main ridge line, the proposed extension would appear subservient to the host dwelling and in keeping with its established form. While the proposal introduces a number of new materials and features, these alterations are confined to the rear elevation and are not readily visible from public viewpoints.
- The proposed patio and external steps are modest in scale, and the depth of the rear garden is sufficient to accommodate the extension without resulting in overdevelopment of the site. It is also noted that raised patios are a common feature within this part of Upper Northam Road, due to the natural slope of rear gardens in the area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- While the proposed extension would be larger and taller than the existing rear additions, it remains single storey in height. The adjoining property at 82 Upper Northam Road has an even larger rear extension, and the proposal would not project significantly beyond its rear elevation. To the west, the extension would align broadly with the rear elevation of No. 86 and, given its modest height and form, is not considered to result in any material harm to the outlook or light received by that property.
- The proposed extension would not include any side-facing windows and is therefore not expected to give rise to overlooking.
- The new patio area would be modestly raised and enclosed by balustrading, maintaining an appropriate relationship with neighbouring gardens.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist reviewed the submitted site photos and confirmed that, while a small hole in the soffit and a gap in the lead flashing could potentially be used by roosting bats, these features are not considered likely to support significant roosts. However, the potential presence of bats cannot be entirely ruled out. To avoid the risk of harm to roosting bats, any works affecting these areas should be undertaken outside the active bat season (May to September). In the unlikely event that bats are discovered during demolition or construction, all work must cease immediately, and advice should be sought from Natural England. If it is not possible to undertake the works outside the active season, a preliminary roost appraisal would be required prior to commencement.
- The garden is predominantly hard surfaced with some amenity lawn and does not contain suitable habitats for reptiles, amphibians, or hedgehogs. The site lies

within an amber impact risk zone for great crested newts. However, given the absence of a suitable terrestrial habitat, no further surveys are required in this instance.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would not result in the loss of any existing off-street parking spaces. Although the development would increase the number of bedrooms by one, the site is capable of providing at least two on-site parking spaces, which satisfies the requirements of the Council's adopted Residential Parking Standards SPD.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐