

DELEGATED OFFICER REPORT

Application Ref: H/25/99174

Site Address: 55 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Part single & part two storey front & rear extensions with porch canopy & woodburner flue.

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:	One letter of objection has been received to the original plans. The main points raised are summarised as follows: • Concern that the proposed single-storey rear extension would be built directly along the shared boundary, with potential for the foundations to encroach onto the adjoining land. • The objector's existing boundary wall and associated patio are said to sit close to the boundary, and there is concern that these may need to be removed to enable construction of the proposed extension, resulting in a loss of structural support and amenity on the neighbour's side. • The application does not specify the materials for the boundary wall, and clarification is sought on how any changes to the boundary treatment and the resulting condition of the adjoining land would be managed. • The objector considers that the rear extension, particularly the kitchen element, would create a high blank wall close to their patio area, resulting in a loss of outlook, daylight, and privacy, as well as potential harm to residential amenity and property value. • Concern regarding dust, noise, and disturbance during construction, which could affect enjoyment of the outdoor space and home-working activities. • The objector disputes the claim that no trees or hedges would be removed as part of the development, stating that an established apple tree and boundary hedges may need to be removed, which have previously supported nesting birds and other wildlife. • Concern that the proposed works could impact protected species such as bats, hedgehogs, and foxes which are regularly observed in the gardens of both properties.		

	Following re-notification of the amended plans, the same neighbour commented that the revised drawings appeared to remain unchanged from the original submission. The officer subsequently clarified the amendments that had been made to the scheme, after which no further comments were received.
Parish Council:	No objection.
Ecologist:	<u>17/09/2025</u> The house has been confirmed as a summer day roost for common pipistrelle bats based on the results of three activity surveys. A European Protected Species License for bats (EPSL) is required but can only be applied for after the application has been permitted. The mitigation and biodiversity enhancement measures proposed in the report are appropriate and can be conditioned along with the bat license. Biodiversity enhancements must not be positioned where they would be affected by smoke from the proposed flue for the wood burning stove. <u>21/05/2025</u> There are several potential bat roost features on the front elevation, one of which could be a bird's nest, and one on the rear elevation. The rear garden has potential habitat for hedgehogs and nesting birds, but not in the area adjacent to the house, which is mostly hardstanding. A preliminary bat roost appraisal is required. <u>29/04/2025</u> There are records of bats and hedgehogs near this site and the proposals will affect the roof. The proposal is very large compared to the size of the garden and would result in biodiversity net loss. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Biodiversity enhancements (demonstrating some biodiversity net gain) will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. Severa bat brick/boxes and swift brick/nest boxes may be appropriate for this building but should not be located where they would be affected by light spill from the proposed windows and roof lights or external lighting.

Site Visit:	Yes ☒	No ☐
Details: 19 th May 2025.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 28)

Assessment:

Site context and surroundings

55 Bursledon Road is a two-storey, three-bedroom detached dwelling located on the south-western side of Hedge End. The property is set well back from Bursledon Road, with no formal off-street parking area to the front. The rear garden is partly laid to lawn and partly hardstanding. The surrounding area is predominantly residential in character and comprises a varied mix of housing types, including detached and semi-detached dwellings as well as some flats.

Proposal

The application seeks planning permission for the erection of part single-storey and part two-storey front and rear extensions, the addition of a porch canopy to the front elevation, and the installation of a wood-burner flue. The proposal would infill the existing voids between projections and extend the dwelling to the rear to provide enlarged living accommodation.

The originally submitted drawings showed an asymmetrical front elevation with an unbalanced arrangement of windows and an unclarified side-facing first-floor window. Following officer feedback requesting amendments to improve the front elevation symmetry, clarify fenestration, and confirm proposed materials, the applicant submitted revised plans. A 10-day re-consultation period was undertaken to notify neighbouring properties of the amendments.

The revised drawings also confirm that the front elevation would be constructed in brickwork to match the host dwelling, while the majority of the rear extensions would be finished in off-white silicone render.

Policy and 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 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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.
- The proposal would introduce a number of changes to the host dwelling and substantially increase its size and scale. However, the plot is considered large enough to accommodate the proposed extensions without appearing cramped or overdeveloped.
- It is noted that neighbouring properties display a varied mix of architectural forms and extensions, with the adjoining dwelling at No. 57 featuring a sizeable single-storey rear extension along the shared boundary. As such, the proposed rear extensions would not appear unduly prominent or disproportionate when viewed from neighbouring properties.
- Although the rear extensions would be finished in render, their siting means they would be largely screened from the public realm and therefore would have only a limited visual impact on the character and appearance of the area.
- The proposed works to the front elevation would introduce a more balanced and symmetrical facade with matching fenestration and a centrally positioned porch canopy. Given that the surrounding properties do not exhibit a uniform or strongly defined architectural character, the resultant dwelling is not expected to appear incongruous within the street scene.
- The proposed wood-burner flue is a minor addition and would not detract from the overall appearance of the building.

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.
- Concerns have been raised by the occupier of 53 Bursledon Road regarding potential loss of light, outlook, and privacy, as well as disturbance during construction. The amended drawings include a 45-degree daylight assessment taken from the centre point of the rear-facing windows at No. 53, which demonstrates that the development is not considered to give rise to an unacceptable loss of light or an overbearing impact on this adjoining property.
- The proposed two-storey and extended single-storey rear elements are positioned closer to No. 57, which benefits from a substantial single-storey rear extension along the shared boundary. The proposed extensions would not extend beyond the rear building line of No. 57 and therefore are unlikely to result in any material overshadowing, loss of outlook, or over dominant relationship to this neighbouring dwelling.
- In terms of privacy, all proposed first-floor side-facing windows would be obscure-glazed to prevent overlooking towards neighbouring properties. A condition will be imposed to ensure these windows are permanently obscure-glazed and non-opening below 1.7 metres above finished floor level, thereby safeguarding residential privacy.

- The issues raised regarding noise, dust, and disturbance during construction are acknowledged. However, such impacts would be temporary and can be appropriately managed through good construction practice. These matters are not regarded as sufficient to justify the refusal of planning permission.
- Similarly, concerns relating to boundary structures, foundations, and potential encroachment are civil matters governed by the Party Wall etc. Act 1996 and fall outside the remit of the planning system.

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.
- Given that the proposals involve works to the roof and external elevations, and that there are known records of bats and hedgehogs in the vicinity, the Council's Ecologist was consulted.
- Following review of the site photographs, the Ecologist identified several potential bat roost features on the front elevation, one of which may also function as a bird's nest, and one potential roost feature on the rear elevation. The rear garden was noted to provide suitable habitat for hedgehogs and nesting birds, although not within the area immediately adjacent to the house, which is mainly hardstanding. On this basis, a Preliminary Bat Roost Appraisal was required.
- Subsequently, a Bat Activity Survey Report (Daniel Ahern Ecology, September 2025) was submitted. The results confirmed that the dwelling supports a summer day roost for common pipistrelle bats based on three emergence surveys. As such, a European Protected Species Licence (EPSL) will be required prior to any works affecting the roost, which can only be obtained following the grant of planning permission.
- The Ecologist has also advised that the mitigation and biodiversity enhancement measures proposed in the submitted report are appropriate and can be secured by condition, together with a requirement for the EPS Licence. However, enhancements must be positioned so that they are not affected by smoke from the proposed wood-burning flue.

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 add an additional bedroom, resulting in a four-bedroom dwelling, which requires a minimum of three on-site parking spaces.
- The existing property currently has no formal off-street parking area, although the frontage is of sufficient width and depth to accommodate parking similar to neighbouring properties, subject to works such as surfacing and the creation of a vehicular access.

- The submitted drawings do not include any details of existing or proposed parking arrangements. As such, it has not been demonstrated that adequate on-site parking provision can be achieved in accordance with the Council's standards.
- However, given the site's frontage and the established precedent for off-street parking within the immediate area, it is considered that satisfactory provision can reasonably be achieved within the curtilage. A planning condition will therefore be imposed requiring the development cannot be brought into use until a minimum of three car parking spaces have been provided within the curtilage of the site. Subject to this condition, the proposal is considered acceptable in terms of parking provision and highway safety.

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 ☐