

DELEGATED OFFICER REPORT

Application Ref: H/25/100016

Site Address: 77 DESBOROUGH ROAD, EASTLEIGH, SO50 5NT

Case Officer: Gina Aftanas

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded near application site Within Character Area ELAC 15		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/38277/000/00	Retention of first floor rear extension	Withdrawn – 14/02/2002

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> 75 Desborough Road We have concerns that the planned pitched roof will impact the light coming into the rear of our property and would be visually intrusive. It appears the angle of the pitch is only necessary for the tiled roof. A flat roof would be in keeping with the neighbouring property and would, we feel, have less impact. We have no other concerns regarding the proposed extension.		
Parish Council:	No Objection		
Ecology:	No objection subject to precautionary working methods and biodiversity enhancements included within the decision notice.		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 26/09/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”</i>

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 15.

Character Area Guidance

- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - Minimise the requirement for on-street parking in new development.
- Maintain the predominant brick wall plot boundaries.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Proposal:

The application seeks approval for the erection of a single storey rear extension with a 10% pitch roof design measuring approximately 4.02m in depth, 2.1m to the eaves in height, 3.02m to the pitch in height and 3.2m in width. It also includes patio doors leading to the rear garden, a side window on the southern elevation and a singular roof light.

Assessment:

Principle

The development is situated within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey terraced dwelling positioned towards the north of Desborough Road, Eastleigh. The property is set back from the road by way of small front garden area, and the rear is fully enclosed with fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Character and Appearance

The proposal is situated to the rear of the property will not impact upon the street scene and will not be publicly visible. The property already consists of a two-storey rear extension, with the proposal to extend on from this built line. While the total depth of extension at this property is noted, it remains consistent with other rear extensions along Desborough Road, including that of the neighbouring property at number 79. The proposed pitched roof is considered appropriate within the local context, as similar roof forms are prevalent in the surrounding area. The design of the extension is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and materials to match rear of property and previous extension.

The development would not be an overdevelopment of the site as plenty of amenity space would be retained with the development in place and as such, the proposal is considered to be in compliance with Policy DM1 and Character Area Appraisal ELAC 15.

Residential Amenity

The most directly affected neighbour is number 75 Desborough Road, as the proposed development will project fully beyond the rear building line of this property. The extension marginally fails one out of the two 45-degree light tests, giving the potential to have an impact on the neighbour's daylight (and also sunlight - as to the north), but not to an unacceptable degree. Therefore, whilst some level of impact is acknowledged, it is not considered that the proposal would result in significant loss of light or privacy to this neighbour when assessed against relevant planning guidelines.

A window is proposed on the southern elevation of the extension, facing towards number 79 Desborough Road. However, due to its ground floor position and the nature of the building materials opposite, it is unlikely to result in any overlooking or loss of privacy for this neighbouring property.

With the above in mind, it is considered that 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, hedgehogs and hedgehogs in the area. After examination, the ecologist concluded no objection to the proposal but does require the decision notice to include the following informatives.

- 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](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

- The proposed single-storey rear extension is in keeping with the established pattern of development in the area, where nearby terraced properties also feature substantial single and two-storey rear additions.
- 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 ☐