

DELEGATED OFFICER REPORT

Application Ref: H/25/100066

Site Address: 1 SCOTT ROAD, EASTLEIGH, SO50 9FW

Case Officer: Charlie Vallis

Description: Construction of an enclosed front porch with pitched roof.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Southern water public foul sewer runs across North of site • Property is noted as being EBC sold land (also adjacent to EBC owned land)		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
F/18/83410	Construction of 1no. 3 bed dwelling with associated garden, car parking and access off Scott Road	Refused Aug 2018
J/16/79207	Replacement of 10m high existing monopole with 10m high phase 5 monopole & installation of equipment cabinet	Prior approval granted Oct 2016
M/06/56606	Erection of a 10M high 'Telegraph Pole' mast with 3 antennas, 1 radio equipment cabinet and ancillary development	Prior approval granted May 2006

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	• None were received		
Parish Council:	• No comments received		
Ecology:	• There are records of bats, stag beetles and hedgehogs in the area. Potential bat roost features were not noted in the photos available on Google maps. • Please could you add the following informative to the decision notice: 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works • Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192b. A bat box & swift nest box may be appropriate for this building.		
Southern Water:	• Provided an extract showing the approximate position of their existing sewer and water main assets crossing/in the vicinity of the site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit: https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand-off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf		

	- Flow rate for the above site will remain consistent, so capacity is not an issue. Therefore, Southern Water has no objections to this proposal, noting the point raised above. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. - Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. - If any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
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Site Visit:	Yes ☒	No ☐
Details: 17.10.2025		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout:</u> - The proposed front porch represents a modest addition to the host dwelling, which echoes the form and styling of the existing front porch canopy. - The property is set back significantly from the road behind mature trees and telecoms infrastructure. As such, the proposal is not likely to be appear overly prominent within the locality. - The proposal would not lead to overdevelopment of the site with sufficient amenity space retained and current parking arrangements / requirements unaffected. - The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that it is suited to the host dwelling and its locality in terms of its form, scale and appearance. <u>Residential amenity:</u> - Owing to its modest size, positioning away from neighbouring properties, and the orientation of windows towards the public realm, the development accords with policy DM1 (Local Plan 2016-2036) and the 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.

Other matters:

- In consultation with the Council's Ecologist, protected species' are unlikely to be adversely affected by the proposal. Informatives will be placed on the decision in relation to biodiversity enhancements and precautionary methods.
- Informatives will also be placed on the decision notice, regarding the applicant's responsibilities in relation to Southern Water's public assets and any restrictive covenant in place at the property.
- 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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...