

DELEGATED OFFICER REPORT

Application Ref: H/25/99819

Site Address: 81 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HZ

Case Officer: Charlie Vallis

Description: Wrap-around single storey extension following demolition of the existing garage. Raising of roof to create first floor accommodation. Alterations to fenestrations.

Particular Site Constraints?	Yes ☐	No ☒
• Within the urban edge		

Planning History?	Yes ☒	No ☐
• WIR1057200000 – Additions – Permit – July 1963		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
	3/11/25: I have reviewed the PRA and Nesting Birds report by ABR Ecology (October 2025). The building was assessed to have negligible bat roost potential and negligible nesting bird potential. One sparrow nest box was recommended as a biodiversity enhancement. It was recommended to be installed near the apex on the proposed front elevation of the garage, as close to the eaves as possible, as shown in Appendix E of the report. However, the proposed elevation shown in Appendix E is not the same as the elevation shown in the current version of the plans (October 2025 revision 4 sheet 2), where the sparrow nest box in that location would be located above the main front door/covered porch of the house. This would be more prone to disturbance and is not conducive to successful nesting. It is also a south facing location, so may get too warm during the day. I would recommend that the sparrow terrace be moved to a northern, eastern or western elevation but not right above a window or door. 22/9/25: There is a hedgerow behind the garage which could shelter hedgehogs and nesting birds, so a precautionary working method will be required.		

Site Visit:	Yes ☒	No ☐
Details: 09.09.2025		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End & Botley Character Area Appraisals (HEWEB 30).

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Policy and principle:

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan a supplementary planning guidance.
- Relevant policies include DM1 (Local Plan 2016-2036) which states:
“all new development should:
(a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ...
(c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

Design and layout:

- In terms of materials, the proposed use of white render with small scale shadow gap cladding is considered acceptable, with light coloured render forming part of the mix of materials within the locality.
- Similarly, the raising of the roof would not depart significantly from the prevailing character of the area, where chalet style bungalows of a similar style are present in the wider surroundings. Owing to its set back, the roof would also sit fairly comfortably amongst the ridge heights of adjacent properties.
- The proposals would not represent overdevelopment of the site, with sufficient rear amenity space retained and on-site car parking standards met for a 3-bedroom property.
- During the course of the application amended plans were submitted. These plans removed black framing around the proposed front gable ends. This framing was considered out of character with the low-profile bungalows present in the locality. The applicant also included a garage conversion within the amended plans.
- Given the scale of the changes, with garage conversions often allowed under householder permitted development rights, further re-consultation was not considered necessary in this instance.
- The amended proposals are considered to accord with policy DM1 (Local Plan 2016-2036) in that extensions are suited to the host dwelling and its locality in terms of their form, scale and appearance.

Residential amenity:

- Due to its scale and positioning, the impact of the proposal on neighbouring light and outlook is unlikely to be significant.
- The rear extension is adequately distanced from no.83 Freegrounds Road and largely screened no.79 Freegrounds Road by their adjacent outbuilding.
- The proposed increase in roof height is unlikely to result in significant overshadowing to neighbouring properties with there being sufficient spacing between properties.
- In line with the guidance set out in the Council's Quality Places SPD, the new rear first floor window maintains a separation distance of more than 22m from first floor habitable windows on properties to the rear. It is therefore unlikely to present additional overlooking concerns.
- The proposed ground floor side windows would not present any overlooking concerns beyond its current arrangement; whilst first floor windows would not result in

unacceptable overlooking to adjacent garden areas, where some level of overlooking is accepted and expected within urban areas.

- The development therefore accords with guidance set out in the 'Quality Places' SPD and policy DM1 (Local Plan 2016-2036) in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Nature conservation and trees:

- Due to the nature of the proposal and records of protected species' close to the application site, the Council's Ecologist was consulted on this application. In their response, a preliminary bat roost appraisal (PRA) was requested, as several as potential roost features for bats were noted in site photos.
- A PRA and Nesting Birds report by ABR Ecology (Oct 2025) was received and reviewed by the Council's ecologist. They were satisfied that the development is not likely to have an adverse impact on protected species'.
- The biodiversity enhancements and bat sensitive lighting practices recommended within this report will be included on the decision notice as informatives, alongside informatives related to protected/priority species' and precautionary working methods.
- There will be no adverse impact on 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; (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 ...		