

DELEGATED OFFICER REPORT

Application Ref: H/25/100288

Site Address: NEWARK, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Case Officer: Gina Aftanas

Description: Alterations and extension to roof to create first floor accommodation and construction of detached double garage

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BIFOH 27 Southern Water foul sewage pipe running through the site		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/13798/001/00	Extension and alterations	Refuse – 21/11/1974

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection as parking is being retained		
Southern Water:	Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue. It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		
Ecology:	No objection subject to informatives added to the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/11/2025 – 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 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 BIFOHH 27.

Character Area Appraisal Guidance

- Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set-backs, transition spaces and orientation of internal spaces.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
- Ensure that new development relates effectively with the building features and materials prominent in existing development.

Proposal:

The application seeks permission for several alterations to the existing dwelling. The proposals include extending the roof to create first-floor accommodation, modifying the roof fenestration, and constructing a detached double garage.

The proposed garage is designed with timber cladding and tiles, measuring approximately 6.3m in width, 6.3m in depth and 4m to the ridge height. It would feature an access door on the north elevation and a window and door on the west elevation.

The roof alterations include an alteration to the overall roof form from hip to gable ends to include an additional 4no. roof lights. On the south side of the roof, a dormer window will be constructed measuring approximately 3.1m in depth, 9.8m in width and 2.6m in height, tying in with the existing roofline and incorporating 3no. obscure glazed windows. On the north side, an existing flat roof projection would have a new pitched roof adjoining the main roof.

Assessment:

Principle

The development is located 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 single storey detached dwelling located on the southern end of Botley Road, Fair Oak. The property is set back from the main road by way of large driveway and front garden area, with the rear garden fully enclosed by way of fence boundary treatment. The surrounding area is residential in nature, featuring differing style house-types and large public open space to the rear.

Character and Appearance

The design of the proposed roof extension and associated alterations is well suited to the host dwelling in both form and scale, by use of subservient design and complementary pitched element. The roof configuration integrates effectively with the established character of the area, reflecting the existing mix of flat-roof dormers and pitched-roof features along Botley Road. While the proposed additions will be perceptible within the public realm, their siting, scale, and design ensure that they will not have an adverse impact on the wider street scene or undermine its established character.

The design of the proposed garage is considered to integrate effectively within the Botley Road street scene, with the chosen materials ensuring a coherent relationship with the neighbouring property, Marhaban Barn. Although the character area guidance requires deep building setbacks, its siting is not expected to appear visually intrusive, as several nearby properties, including Burton House and Meadow View, also feature built structures positioned in close proximity to the roadside. It does, however, relate effectively with the

building features and materials prominent in existing development, as required by the character area appraisal. As a result, the garage will be a consistent and appropriate addition to the immediate area.

The development would not be an overdevelopment of the site as plenty of amenity space would be retained with the development in place and residential parking standards met. As such, the proposal is considered to be in compliance with Policy DM1 and Character Area Appraisal BIFOHH 27 and DM14.

Residential Amenity

Given the detached nature of the development, its modest scale, and the absence of windows on the side elevations, the proposal is unlikely to give rise to any material harm to neighbouring amenity in respect of privacy, outlook, or light.

The property to the south is currently under construction. The approved plans indicate no windows on its north elevation, with only doors present, none of which serve habitable rooms. Accordingly, in combination with the separation distance between the dwellings, the proposed development is not expected to adversely affect the southern neighbour's privacy, light, or outlook.

Similarly, the property to the north is not anticipated to be negatively impacted. The only additions on this elevation comprise 4no. rooflights, which do not enable direct overlooking. As the neighbouring dwelling has no windows on its south elevation, and given the spacing between the buildings, there is no reasonable likelihood of adverse effects on privacy, light, or outlook.

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.

Southern Water

Southern Water do not object to the development subject to the below informative being included within the decision notice.

- Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.
- Prior to commencement, the developer must liaise with Southern Water regarding an investigation of the sewer is to confirm its size and depth, ascertain its condition, number of properties served, and potential means of access and any actions required.

Ecology

Due to records of bats, great crested newts, dormice, hedgehogs and badgers in the area, our ecologists were consulted as part of this application. After reviewing the site, they have concluded that as the rear garden will not be affected by the proposals, they have no objection to the application subject to the below informatives being included within the decision notice.

- A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:
 - 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.

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

- 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-bats-during-works>.

- 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/buildings-planning-and-development/batboxes/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

- 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 ☐