

DELEGATED OFFICER REPORT

Application Ref: H/25/100337

Site Address: 18 ORCHARD AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 8HP

Case Officer: Gina Aftanas

Description: Loft conversion with hip to cropped gables, rear dormer, single storey rear extension and Log Burner Flue

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge BIFOH 14 Character Area Appraisal Southern Water Foul Drainage Pipe passing through the site		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection to this planning application but would like to comment that log burners are not considered to be environmentally friendly.		
Environmental Health:	No Objection - We raise no objections in terms of contaminated land, air quality and noise, subject to best practices during construction and installation/ operation of the log burner.		
Southern Water:	No Objection - From reviewing the submitted documents, Southern Water has indicated the sewer crossing the site (shown in our GIS snippet) is private. Therefore, we have no objections to the proposed extension.		

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 <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 HEWEB 14. <u>Character Area Guidance</u> • Maintain the predominant plot widths and continuity in build line. • Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development along Hartley Road. • Maintain a uniformity in building heights within each street.

Proposal:

This application seeks approval for a loft conversion with hip to cropped gables measuring approximately 2.4m in width either side, 1.8m in height from the eaves and 8.1m in depth at its longest point. A rear dormer measuring approximately 6m in width, 1.7m in height and 2.1m in depth with 6no. windows. A single storey rear extension measuring approximately 5.77m in width, 2.4m in height and 4m in depth with bifold doors leading to the rear garden. These additions are proposed to be finished in matching materials, as well as a log burner flue to the rear of the property.

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 mid-way on Orchard Avenue, to the south of Fair Oak Road. The property is set back from the road by way of driveway and front garden area, with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Character and Appearance

This proposal comprises four elements, each with its own considerations.

The proposed roof alterations to extend the roof either side would use matching materials, but would have a noticeable impact on the street scene and would differ from the established character of Orchard Avenue. It is acknowledged that some variation in roof forms already exists within the street, with the nearest examples being numbers 10 and 7. Number 10 Orchard Avenue features an alternative roof shape, while number 7 includes two side dormers. It is also noted that these specific roof changes appear to fall within permitted development rights and could therefore be carried out without the need for planning permission. Therefore, on balance the proposal to extend the roof to the sides is considered acceptable.

The rear elements of this proposal will not be seen from the public realm, with the enlarged roof formation in place. The dormer and extension both suit the host dwelling in terms of their form, scale and appearance by use of subservient design and matching materials. The log burner flue will only be minimally visible due to its positioning behind the enlarged roof formation.

The development would not be an overdevelopment of the site as sufficient amenity space would be retained, and residential parking standards met, therefore conforming with policies DM1, DM14 and Character Area Appraisal HEWEB 14.

Residential Amenity

Although the roof alterations would increase the bulk of the roof, it would not increase in height above the existing ridge level. The separation distances - approximately 3.2 m to the eastern neighbour and 5 m to the western neighbour - ensure that the proposal would not materially harm the enjoyment of their homes. It is also noted that the window most affected on the northern elevation of the closest neighbour at 20 Orchard Avenue, is observed from previous plans to serve a bathroom and not a habitable room.

Due to the separation distances and lack of side facing windows, the rear dormer would not adversely affect neighbouring properties to the east or west in terms of overlooking, loss of light, or loss of privacy. Additionally, the separation between the proposal and the rear neighbour on Whalesmead Close ensures that no harmful overlooking or impact on residential amenity would occur.

The proposed rear extension will replace an existing conservatory of slightly smaller but comparable size. Given its single-storey, flat-roof design, as well as the separation between neighbouring properties and the presence of existing outbuildings, this element of the application is unlikely to result in any significant impact on adjoining properties. The neighbouring property to the east has a window whose outlook will be altered by the proposed rear extension. However, this window appears to function as a secondary window and given the separation distance between the proposal and the window, it is not expected to be significantly affected.

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.

Other Material Considerations

- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.

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 ☐