

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/99804

**Site Address:** 6 WHALESMEAD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 8HB

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Two storey rear extension, including dormer window and two single storey extension

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the Urban Edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                          | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• F/06/56049 - Two storey side extension and roof alterations with rear facing dormer window - Refuse Planning Permission For - 14/03/2006</li><li>• F/07/59224 - Two storey rear extension - Permit - 19/03/2007</li></ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | No comments received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                           |
| Parish Council:   | No objection to this planning application but would like to comment that the height of the roof looks to be overdeveloped.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                             |                                           |
| Ecologist:        | <p><u>12/11/2025</u></p> <p>I have reviewed the site photos, and I don't see any potential roosting features that would be affected by this proposal.</p> <p><u>24/10/2025</u></p> <p>To determine whether any bat surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings.</p> <p>A precautionary working method must be used to prevent harm to wildlife that could be using this site.</p> <p>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.</p> |                                             |                                           |

|                                         |                                                |                                    |
|-----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                      | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 30 <sup>th</sup> October 2025. |                                                |                                    |

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|--------------------------------------------------------------------------|
| <b>Policy:</b>                                                           |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b> |

**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 for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 14)

**Assessment:****Site context and surroundings**

The application site comprises a detached four-bedroom chalet-style dwelling situated on a corner plot within Whalesmead Road. The plot is trapezoidal in shape, with the dwelling facing north-east and set back from the highway behind a paved forecourt and a gravelled driveway. Private amenity space is located to the north-west through to the south-west of the plot, forming a good-sized rear and side garden. A detached garage is positioned to the north of the dwelling, occupying the space between the host property and 4 Whalesmead Road. The existing building is constructed in brick with a hipped roof form, and features rooflights and solar panels on different roof slopes. The surrounding area is residential in character and is predominantly formed of single-storey and chalet-style bungalows of varied design but generally consistent building lines and brick-built elevations. At the northern end of Whalesmead Road, there are several commercial units, including a salon, fish and chip shop, convenience store and post office.

**Proposal**

The application seeks planning permission for a two-storey rear extension, a dormer window, and two single-storey extensions to the side and rear of the dwelling.

At ground-floor level, the proposal includes a single-storey side and rear extension to provide an enlarged bedroom and sitting area, an orangery with roof lanterns, and additional accommodation comprising a larder and an ensuite serving Bedroom 1. These additions incorporate flat roofs finished in materials that match or complement the existing dwelling.

At first-floor level, the proposal involves extending the rear elevation to increase the depth of the first-floor accommodation, resulting in enlarged bedroom and associated internal reconfiguration. A new dormer window is proposed to serve a new ensuite, with the dormer finished in tiles to match the existing roof slopes.

**Policy and Principle**

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bishopstoke, Fair Oak and Horton Heath (BIFOHH 14) which provides the following guidance on developments and that they should ensure that:
  - i) Maintain the predominant plot widths and continuity in building line.
  - ii) Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development along Hartley Road.
  - iii) Maintain a uniformity in building heights within each street.

### **Layout, design, and impact upon the character of the area**

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.
- The proposed two-storey rear extension projects from the existing rear elevation but would not exceed the height of the main ridge, thereby maintaining a consistent roofline and a uniformity of building heights within the street.
- The new dormer is modest in scale, positioned well within the roof plane, and respects the form and proportions of the existing roof. Its hipped roof design and the use of matching tiles ensure that it integrates appropriately with the character of the host dwelling.
- The single-storey extensions are of modest height and clearly read as subordinate additions. Their flat-roofed form ensures they remain visually unobtrusive and do not dominate the host building.
- External materials are proposed to match the existing dwelling where possible, which will assist in ensuring the extensions integrate into the original structure.
- Although the application site occupies a prominent corner plot on Whalesmead Road, the dwelling is set well back from the highway and is screened by substantial boundary vegetation. As a result, views of the host building and the proposed extensions from the public realm are limited, and the development is not considered to result in harm to the street scene or the wider area.

### **Impact on residential amenity**

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Although the proposed two-storey extension would occupy part of the rear garden, the outdoor sitting area is located within the side garden, and the overall impact on the availability of outdoor space is therefore acceptable.
- The neighbouring property most likely to be affected by the proposed development is 8 Whalesmead Road, owing to its proximity to the proposed extensions. However, during the site visit, it was noted that No. 8 is a single-storey dwelling with no side-facing windows towards the application site. As such, the proposals are not considered to result in an unacceptable loss of light, outlook, or increased overshadowing to this neighbour.
- In terms of overlooking, the orientation of the dwellings limits any potential impact. The proposed first-floor rear window within the enlarged bedroom would face towards areas of No. 8 that are already open to public view, e.g., its driveway. This relationship does not introduce any materially new or harmful overlooking beyond the existing situation.
- The proposed dormer window would serve an ensuite. Given the room's function, the window is expected to be obscure glazed and non-opening above a fixed height. A condition will be imposed to secure obscure glazing and restricted openings to safeguard the privacy of the neighbouring occupiers.

- Due to the position of the dwelling on a corner plot, the separation distances to other surrounding properties remain adequate. The scale, siting and orientation of the extensions are therefore not considered to result in unacceptable harm to the residential amenities of adjoining occupiers.

### **Ecology**

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats, slow-worms, stag beetles and hedgehogs in the area. Therefore, the Council's Ecologist was consulted on the application.
- Having reviewed the submitted site photographs and the nature of the existing building, the Ecologist advises that there are no apparent bat roosting features or other sensitive habitats on the dwelling that would be affected by the proposed extensions.
- However, given the presence of species of conservation concern within the locality, the Ecologist recommends that precautionary working methods are adopted during construction to ensure no harm occurs to wildlife that may be using the garden or surrounding habitat.

### **Highways and parking**

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would not affect the main parking area located to the front of the dwelling. The existing paved forecourt and remaining gravelled driveway are considered ample to accommodate the level of parking typically required for a dwelling of this size. As such, the development is not considered to result in any adverse impact on parking provision or highway safety.

### **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.*

*The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.*

**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:**

Permit subject to conditions.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐