

DELEGATED OFFICER REPORT

Application Ref: H/25/100352

Site Address: 27 TENNYSON ROAD, EASTLEIGH, SO50 9FS

Case Officer: Gina Aftanas

Description: Single storey rear extension and new roof over existing conservatory

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded in the area Southern Water foul sewage pipe within the site boundary		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
H/17/81924	Erection of rear conservatory	Permit – 12/01/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment/No Objection		
Ecology:	There are records of bats, stag beetles and hedgehogs near to the site. The site is also within the Great Crested Newt Green Impact Risk Zone. Green (moderate habitat, may be present)– If a development has suitable habitats or features on site for newts, further survey may be necessary to show either no risk or how risks are dealt with. The proposals will not impact great crested newt habitat. The site photographs show that the building is in good condition and I don't see any potential bat roost features. No objection subject to informatives included within the decision notice.		
Southern Water:	Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. 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. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, 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.		

Site Visit:	Yes ☒	No ☐
Details: Site visits carried out 21/11/2025 & 28/11/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

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 ELAC 17.

Character Area Guidance

- Maintain the formal building compositions around route intersections and cul-de-sacs.
- Maintaining the importance of the open green spaces and associated semi-mature broadleaved tree planting.
- Maintain predominant hedge plot boundaries.
- Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

Proposal:

This application seeks approval for a single storey rear extension and replacement roof of the existing conservatory. The extension is of a pitch roof design and measures approximately 3.6m to the ridge in height, 3.5m in depth and 4.7m in width utilising bifold doors with a small window towards the rear garden, a window on the northern elevation and 2no. roof lights. The replacement roof will also be of a pitch roof design, will be increased by 0.3m, incorporate 2no. roof lights and be finished with roof tiles. All materials are proposed to match the host dwelling.

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 two-storey semi-detached dwelling located mid-way along Tennyson Road, north of Derby Road. The property is set back from the road by way of front driveway, and the rear is fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Character and Appearance

The design of the proposed extension is sympathetic to the host dwelling in its form, scale, and appearance. This is achieved through the use of a subservient pitched-roof design and materials that match those of the existing property.

Due to the positioning of the new conservatory roof and extension, the development is expected to be only partially visible from the street when approaching from the north. Given the modest scale of the proposal and the use of matching materials, it is not considered to result in harm to the public realm. The pitched-roof design is in keeping with

both the host dwelling and the wider surrounding area, where such roofs are a prominent feature, thereby meeting the requirements of Policy DM1 and the Character Area Appraisal ELAC17.

The proposal would not constitute overdevelopment of the site, would maintain adequate amenity space, and would comply with parking standards.

Residential Amenity

The development is not expected to have an adverse impact on neighbouring properties, owing to the semi-detached relationship on one side, the generous separation distance on the other, and the strong boundary treatments already in place on both sides. Its single-storey form, modest scale and lack of windows on this side elevation ensures that any effects on neighbouring privacy, light, or outlook would be minimal.

The attached neighbour to the south is unlikely to be affected, as the proposal does not alter the footprint of the existing conservatory. The roof height will increase by 0.1m, a minimal increase that is not anticipated to cause any measurable impact.

To the north, the detached neighbouring property benefits from a separation distance of approximately 2.8m. It also contains a single-storey structure that does not appear to contain habitable rooms along the boundary. This further mitigates any potential impact from the proposal.

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 informatives being included within the decision notice.

- 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.
- 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.
- Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, 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.

Other Material Considerations

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

- 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 ☐