

DELEGATED OFFICER REPORT

Application Ref: H/25/100355

Site Address: 31 CHARMWEN CRESCENT, WEST END, SOUTHAMPTON, SO30 3AQ

Case Officer: Gina Aftanas

Description: Demolition of existing conservatory and garage. Proposed rear and side extension. Alterations to fenestration.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character area appraisal HEWEB 4 Great crested newts IRZ – Amber zone Southern Water foul sewage pipe within the curtilage of the site		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Asset Management:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	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. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/11/2025 – 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 HEWEB 4.
Character Area Guidance

- Retain the grass verges
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within each street.

Proposal:

The application proposes the construction of a rear and side extension following the demolition of the existing conservatory and garage. The extension would feature a flat-roof design and would measure approximately 9m in width, 2.8m in height, and 5m in depth. The proposal also includes the removal of an existing door and the installation of a new window on the northern elevation of the host dwelling. The extension is proposed to be finished in vertical timber cladding and would incorporate 1no. door on the western elevation, 2no. doors and 2no. windows on the eastern elevation, as well as 2no. rooflights.

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 midway along Charmwen Crescent, east of Swaythling Road in West End. The property is set back from the road by way of concrete driveway and grassed 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

The design of the extension is well-suited to the host dwelling in terms of its size and scale, utilising a single-storey, flat-roof design that reflects similar features found elsewhere in the locality. Although the side element of the development will be visible, it is not considered to result in any harm to the street scene, as this type of extension is already common within Charmwen Crescent. While the difference in materials will be noticeable once the development is in place, it is not expected to detract from the overall character or appearance of the property, nor from the surrounding area.

The proposal would not constitute overdevelopment of the site as it would maintain adequate amenity space. There are no additional bedrooms proposed so will comply with residential parking standards as well as DM1, DM14 and Character Area Appraisal HEWEB 4.

Residential Amenity

The development is not likely to negatively affect the neighbouring properties due to the property's detached nature and the modest scale of the proposal.

Although the extension will project approximately 1.3m beyond the rear building line of the southern neighbour, this is not expected to result in any measurable impact, as no windows are proposed on this elevation and the limited projection is unlikely to cause any material loss of light or privacy.

The northern neighbour is likely to experience a benefit from the reduction in scale, as the existing garage is to be replaced with a smaller sized extension. No windows are proposed on this elevation, thereby ensuring that there will be no loss of privacy. One additional window is proposed towards the rear end of the host dwelling; however, it will face the blank wall of the neighbouring property, and any impact on the neighbour's existing windows is not anticipated to be significant due to the presence of windows already on the existing built structures facing in this direction.

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.

- 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.
- Prior to commencement of development, the developer must give formal notification of any proposed demolition works.

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 ☐