

DELEGATED OFFICER REPORT

Application Ref: H/25/100313

Site Address: 75 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

Case Officer: Gina Aftanas

Description: Single storey rear extension following the demolition of the conservatory.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge (Policy S2) Within Botley conservation area (Policy DM12) 1000 & 100 year extent surface water flooding Bats are recorded within the surrounding area Great crested newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/28867/002/00	Construction of vehicle access	Permit – 03/07/1989

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology Officer:	No objection subject to informatives being included within the decision notice.		
Heritage Officer:	No Objection - The form and materials are sympathetic and a close match to the original so in keeping with its character and that of this part of the conservation area.		

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> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)</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, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Botley Conservation Area.

Proposal:

This application seeks approval for a single storey rear extension following the demolition of the existing conservatory. The proposed extension measures approximately 5.5m in width, 8.8m in depth and 4m in height to the ridge. The extension is to protrude 1.1m further than the existing conservatory, and includes 6no. rooflights, a large window to the rear elevation, a small window to the northwestern elevation and a larger window to the southeastern elevation.

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 lies within Botley Conservation Area, it comprises a two-storey detached dwelling located at the western end of High Street in Botley. The property is situated close to the road with a separation of a small, paved driveway. The rear fully enclosed, utilising fence and foliage boundary treatment. The surrounding area is residential in nature, featuring different style house-types.

Character, Appearance and Conservation Area

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

In addition, Policy DM12 states that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be.

The design of the proposed extension is suited to the host dwelling in terms of its form, scale and appearance by use of a subservient pitch roof design and materials to match the host dwelling. The overall design complements both the host dwelling and surrounding properties with pitch roofs being prevalent in the area and similar extension designs evident in the immediate vicinity, namely numbers 89 and 77 High Street.

The application is located within a designated conservation area. The proposed use of matching materials and a design that is sympathetic to the host dwelling ensures the preservation of the character and appearance of the conservation area. With the extension proposed to the rear of the property, its single storey nature and that it will not proceed passed the side of the building, this development will not be seen from the street scene and therefore complies with Policy DM12.

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 the Botley Conservation Area.

Residential Amenity

The development complies with the guidance set out in the Quality Places SPD, as it will not result in any unacceptable impact on the amenity of neighbouring properties. The detached nature of the dwelling, together with the strong boundary treatments, ensures the proposal is unlikely to cause any overlooking. Furthermore, the single-storey nature of the extension ensures that there will be no adverse effects on the privacy, light, or outlook of surrounding homes.

The neighbouring property to the west is unlikely to be adversely affected by the proposal, as it features a similar addition with no windows facing the development. Given the proposal's single-storey design and absence of overlooking windows, there will be no detrimental impact on the neighbour's privacy, outlook, or access to light.

The neighbouring property to the east will benefit from the removal of the existing conservatory and the construction of a new extension set further from the shared boundary. Although the elevation facing this neighbour includes a window, the generous separation distance and established boundary treatment will prevent any issues of overlooking.

The proposal includes a large window on the southern elevation; however, as this window is at ground-floor level and there are no neighbouring properties to the south, it will not result in any adverse impact on rear amenity.

The development therefore 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.

Heritage Officer

As the property is sited within a conservation area, the Council's heritage officer was consulted as part of this application. After a review of the submitted plans and documents, the officer has concluded no objection to the proposal with the following comments.

The existing building has a flat roof ground floor extension in the cruck of the front part of the house and the rear outshoot on the west side with a conservatory added to the back of the rear outshoot facing just west of south, so liable to over heating and indeed probably becoming unusable in high summer. This scheme is to remove the conservatory and extend what is currently the flat roofed extension back by 3.6m, widened past the back wall to approximately the outshoot's centre line and change the roof to pitched, closely matching the existing; an exact match is difficult due to constraints of the existing. Although the new back wall will be mostly glass, the extension is overall a better fit to the original than the existing extensions and matching the existing materials and general form will fit in better. The form and materials are sympathetic and a close match to the original so in keeping with its character and that of this part of the conservation area.

Ecology

Due to records of reptiles, bats, great crested newts, stag beetles, 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-abat-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 ☐
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