

DELEGATED OFFICER REPORT

Application Ref: H/25/100441

Site Address: 12 VALERIAN ROAD, HEDGE END, SOUTHAMPTON, SO30 0GR

Case Officer: Gina Aftanas

Description: Ground floor front & side extension & part conversion of garage to habitable space.
Same as previous Application No. H/21/90834 which has expired its 3 years.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal HEWEB 32 100 year extent surface water within the site boundary Bats recorded in the area Southern Water foul sewer pipe within the site boundary		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
H/21/90834	Single storey front extension and garage conversion to habitable accommodation.	Permit – 11/08/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit: https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf . For information on required stand-off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.		

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 32.

Character Area Guidance

- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

Proposal:

This application seeks approval for a ground floor front and side extension including part conversion of garage to habitable space. The side element of the extension features a flat roof design and is proposed to extend approximately 3m further in length than the garage already in situ, measure approximately 2.4m in width and 2.6m at the rear in height with a window looking toward the rear garden.

The front element of the extension features a pitch roof design and measures approximately 1.2m in depth, 4.3m in width and 3.2m to the pitch in height with a garage and front door matching the existing.

Both elements are proposed to utilise materials 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 at the northern end of Valerian Road, south of Lower Northam Road in Hedge End. The property is set back from the road by way of concrete and gravel driveway, and the rear garden 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 proposal is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials, meeting the requirements of policy DM1 and character area appraisal HEWEB 32.

The pitch roof proposed to the front of the property integrates effectively with the established character of the area, reflecting the existing mix of ground floor roof styles along Valerian Road.

While the proposed additions will be perceptible within the public realm, their siting, scale, and design ensure that they will not have an adverse impact on the wider street scene or undermine its established character. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

The proposed porch will extend the front elevation of the house; however, such additions are common along Valerian Road. Due to the single storey and modest scale of the proposal, the porch will not have an adverse impact on neighbouring properties. The adjoining property at number 12 Valerian Road is separated by an intervening garage, while number 16 is set a considerable distance from the proposed porch location. Furthermore, the porch is of single-storey in nature and includes no side-facing windows, ensuring that there will be no negative impact on neighbouring amenity in terms of privacy, daylight, or outlook.

To the rear of the property, the adjoining neighbour at number 12 Valerian Road already benefits from a single-storey structure positioned along the shared boundary, which contains no side elevation windows. The proposed development will be of a comparable height and will not extend beyond the length of this existing structure, ensuring that there will be no adverse impact on this neighbouring property. The property at number 16 will likewise remain unaffected, as the proposal will not project beyond the existing rear building line.

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.

Ecology

Due to records of bats and hedgehogs very close to the site, our ecology team were consulted as part of the application. After reviewing the site, they have concluded no potential bat roosts on the property and therefore have no objection to the proposal subject to the following informatives being included within the decision notice.

- 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-a-bat-during-works
- Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at <https://www.britishhedgehogs.org.uk/found-a-hedgehog/>.
- 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/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>)

Southern Water

Southern Water were also consulted as part of this application due to a foul drainage pipe passing through the boundary, the provided the below comments.

- The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand-off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>
- Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.

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 ☐