

DELEGATED OFFICER REPORT

Application Ref: H/25/100275

Site Address: 9 BARTON DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RG

Case Officer: Charlie Vallis

Description: Demolition of rear conservatory and erection of a single storey flat roof rear extension and single storey front and infill extension. Addition of ground floor side windows, stove flue and new side gate to boundary fence.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Oil pipeline towards the front of the site		

Planning History?	Yes ☒	No ☐
• No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Fisher German Pipelines:	No comments received		
Ecology:	There are records of slow-worms, bats, stag beetles and hedgehogs in the area. I don't see any potential bat roost features in the photos of the house available on Google maps, that will be affected by the proposals. Please could you add the following informative to 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. 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.		

Site Visit:	Yes ☒	No ☐
Details: 2.12.2025		

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; Bursledon, Hamble & Hound Character Area Appraisals (BHH 60).

Assessment:
<u>Site and surroundings:</u> • The application site is located opposite the junction from Aquila Way to Barton Drive. The site contains a semi-detached property with a garage to the front, a conservatory

and garden to the rear mostly enclosed by an approx. 2m high brick wall. The property is particularly prominent given its position on a bend in the road and by a junction.

Proposal:

- The application proposes a flat roof single storey rear extension to replace the existing conservatory; a lean-to front extension to fill in the gap between the house and garage, and the installation of a wood burner flue to the south-east elevation.
- During the application amended plans were submitted to more accurately depict brickwork to the gable end and alter the proposed wood burner flue. Changes to the flue included a reduced height, a change from a stainless steel to black finish and an altered angle to follow the roof pitch and verge brickwork. Given the small-scale nature of these amendments, further re-consultation was not deemed necessary in this instance.

Design and layout:

- The design of the proposed extensions and alterations are suited to the host dwelling in terms of their form, scale and appearance.
- The front extension is fairly modest in scale and appears well suited to the property, with the roof bridging the gap between the bottom of the tile hanging and the eaves of the garage roof.
- The rear extension would follow underneath the tile hanging, and through the use of materials to match the host dwelling appears in keeping with its character and appearance.
- The proposed access gate is not likely to be an overly prominent addition, given that it is within an existing section of fencing.
- The altered flue is considered an improvement to the original proposal. Given the prominence of the plot the altered flue relates more effectively to the gable construction and its black colour is such that it would not appear visually obtrusive from the street scene.
- The development would not be an overdevelopment of the site, retaining sufficient rear amenity space.
- The application does not propose any additional bedrooms or impact current parking to the site. Current parking arrangements are therefore unlikely to be affected by this application.
- The design and layout respects the character and appearance of the locality.

Residential amenity:

- Although the proposal is likely to affect the light received by the neighbouring conservatory, this would not be to an unacceptable extent, given the single storey nature of the proposals and with the glazed nature of the neighbouring structure continuing to allow sufficient light to enter the room.
- The proposed front extension would not significantly impact light or outlook to neighbouring windows, whilst in terms of privacy, the proposed windows are at ground floor level and angled away from the nearest neighbouring property.
- The development is therefore considered to accord with the 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.

Other matters:

- In consultation with the Council's Ecologist, protected species' are unlikely to be adversely affected by the proposal. The informatives recommended in their response will be placed on any approval.
- There will be no adverse impact on 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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
