

DELEGATED OFFICER REPORT

Application Ref: H/25/100310

Site Address: BETHSHAN, 16 GRANGE ROAD, HEDGE END, SOUTHAMPTON, SO30 2FB

Case Officer: Charlie Vallis

Description: Double and single storey side and rear extension, new front porch; following the demolition of the existing conservatory.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Northern boundary is adjacent to EBC sold land - Northern boundary is adjacent to Botleigh/Botley Grange historic park/garden		

Planning History?	Yes ☒	No ☐
- Z/27948/002/00 – Erection of two storey side and rear extension (14 Grange Road) Withdrawn by Applicant – Dec 1991 - Z/27948/003/00 – Two storey side and rear extension (14 Grange Road) Approved – April 1992		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	One comment letter was received <u>14 Grange Road</u> Overall I approve of the proposed development, however I do have one major concern regarding the discharge of rainwater. The roof plan shows the two existing ridged roof areas extended and merged with the new roof of the proposed extension. It appears that rainwater falling onto the inner faces would have nowhere to go other than across the roof of my adjoining property(No 14). I feel this would be unacceptable as the drainage gutters/channels are of insufficient capacity to deal with an increased volume of rainwater during severe weather conditions. I would like to be assured that rain falling onto the roof of No 16 would NOT be discharged in this way.		
Parish Council:	No objection		
Ecology:	<u>22.12.25:</u> I have reviewed the photographs of the house, and they show some gaps and broken roof tiles. There are known roosts in the area, together with foraging habitat in close proximity. A preliminary bat roost assessment will be required. This must include an internal inspection of the loft. The Preliminary Bat Roost Assessment may recommend presence/absence surveys which would be seasonally constrained. The bat roost assessment report should also recommend biodiversity enhancements for this proposal. <u>02.12.25:</u> There are records of reptiles, bats, stag beetles and hedgehogs near to the site. The site is within the Great Crested Newt Amber Impact Risk Zone – Amber (suitable habitat, likely to be present) – When development falls into the red or amber zones on the impact risk map, developers MUST prove to their local planning authorities that their development plans pose ‘no risk’ to great crested newts. The first step is to provide photos of any areas of the garden which would be affected by the development. To determine whether any bat surveys will be required I need to review close up photos taken in good light of all areas of the roof,		

	fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. A precautionary working method must be used to prevent harm to wildlife that could be using this site. 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.
Asset Management:	No response required
Hampshire Gardens Trust:	No response received
The Gardens Trust:	No response received

Site Visit:	Yes ☒	No ☐
Details: 19.12.2025		

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, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End & Botley Character Area Appraisals (HEWEB 38).
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Assessment: <u>Policy and principle:</u> ▪ The application site lies within the urban edge where the basic principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted Local Plan. ▪ Policy DM1 states: "all new development should: (a) not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas; ... (c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses 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". <u>Site and surroundings:</u> ▪ The application site is located to the east of Grange Road, as part of a row of residential properties on its northern side which contain a distinct mix of properties in their design and styling. ▪ The application dwelling forms one half of a semi-detached pair with no.14 Grange Road. The pair of properties have the appearance of a single cottage, which is brick-built and traditional in character, with a two storey side extension to the side of no.14 Grange Road. ▪ The application dwelling is set back from the road behind a low brick wall and front garden, whilst much of the vegetation which previously screened the front of the application property from Grange Road has been removed.

Proposal:

- The application proposes a two storey side/rear extension, sitting flush with the front of the existing dwelling, with a gable end to the front and rear.
- Also proposed is a flat roof single storey rear extension between the neighbouring property and proposed two storey extension, as well as a new and relocated front porch, altered fenestrations and the application of white render to the proposed extension and existing property.

Design, layout and impact on character of the area:

- The Quality Places SPD (p47) outlines that the design and appearance of the fronts of houses are important in defining the character of residential areas. In relation to semi-detached pairs this section also sets out that, to preserve the balance of the buildings any side extension should be set back from the front of the building and appear in scale and balance with the whole house.
- In this instance, the proposal neither appears subservient to the host dwelling, nor does it follow the design and materials of the existing property, or appear in scale and balance with the existing property.
- As such, the design of the two storey side extension and alterations to the frontage would not appear suited to the host dwelling in terms of form, scale and appearance.
- In terms of its choice of materials, although some examples of white render were noted in the locality, in this instance, the render would clash with the materials and design of the attached neighbour. The grey windows and their altered arrangement to its frontage would also contribute to an appearance unsympathetic to the balance of the property and the character of the existing dwelling and adjoining neighbour.
- The proposed front porch, although fairly modest in size, through its relocation would also contribute to an unbalanced appearance to the front elevation.
- Away from its impact on character, the proposal allows the application dwelling to retain sufficient amenity space and side access to the rear garden; whilst there is space to its front drive to accommodate the required 3no. car parking spaces. As such, the development would not represent overdevelopment of the site.
- However, overall, the proposed development is considered contrary to both policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD in that its size, scale and design appears unsympathetic and unservient to the existing dwelling and would have a detrimental impact on the character and appearance of the application dwelling, its adjoining neighbour and the street scene.

Residential amenity:

- Although directly adjacent to its boundary with no.14 Grange Road, the single storey element of the proposed rear extension would not result in significant impact to neighbouring light or outlook, given its modest height and depth. The altered fenestrations are also unlikely to result in unacceptable overlooking to this neighbour.
- In relation to no.18 Grange Road which sits to the west of the application site, sufficient distancing and the orientation of properties is such that the proposal is unlikely to result in unacceptable impact on neighbouring amenity.
- As such the proposal accords with this element of policy DM1 (Local Plan 2016-2036) and the 'Quality Places' SPD in that there would be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Ecology:

- Under the provisions of DM11, the presence of protected species is a material consideration for this application. Where protected species could be present, applicants are required to undertake survey work, assessment and propose mitigation before their proposals can be considered.
- Upon review of site photos the Council's ecologist identified potential bat roost features on the roof of the application dwelling. With the potential for roosting bats to

be present and directly affected by the proposed development, a Preliminary Roost Assessment was requested.

- No Preliminary Roost Assessment or equivalent ecological assessment has been received. The application therefore fails to demonstrate that the proposed development would not result in harm to protected species or ecological interests. The proposal is therefore contrary to the requirements of the NPPF, the Conservation of Habitats and Species Regulations 2017, and Policy DM11 of the Eastleigh Borough Local Plan (2016–2036).

Other matters:

- 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:

Recommendation:

PERMIT ☐

REFUSE ☒

1. The proposed development, by virtue of its size, scale, design and materials, is both unsympathetic and unservient to the existing dwellinghouse and would have a detrimental impact on the character and appearance of the application dwelling, its adjoining neighbour and the street scene of Grange Road. As such the proposed

development is contrary to both policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and the 'Quality Places' SPD [2012].

2. The proposal involves significant works to the roof, which hosts potential bat roost features in the form of gaps and broken roof tiles, in an area with known roosts and foraging habitat in close proximity. A Preliminary Roost Assessment would be required but has not been provided. In the absence of this information, it is not possible to confirm that the proposed development would avoid harm to protected species, which is a material planning consideration. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016–2036], the Conservation of Habitats and Species Regulations 2017, and Paragraph 187 of the National Planning Policy Framework [2024].