

# DELEGATED OFFICER REPORT

**Application Ref:** H/25/100497

**Site Address:** 9 VALERIAN ROAD, HEDGE END, SOUTHAMPTON, SO30 0GR

**Case Officer:** Gina Aftanas

**Description:** Single storey side extension.

|                                                                                                                                                |                                                |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                            | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge<br>Character area appraisal HEWEB 32<br>Bats recorded in the area<br>Southern Water foul sewage pipe within the boundary |                                                |                                    |

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|--------------------------|------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input checked="" type="checkbox"/>                                                       | <b>No</b> <input type="checkbox"/> |
| <u>Reference</u>         | <u>Description</u>                                                                                   | <u>Decision</u>                    |
| Z/24366/000/00           | Detached garage/store.                                                                               | Permit – 09/06/1980                |
| Z/24366/004/00           | Construction of single storey front extension.                                                       | Permit – 24/02/1999                |
| Z/24366/002/00           | Erection of first floor rear extension, new roof to porch and insertion of roof lights in main roof. | Refuse – 16/08/1990                |
| Z/24366/003/00           | Construction of first floor rear extension.                                                          | Permit – 07/10/1997                |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Parish Council:   | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                           |
| Ecology:          | No objection subject to informatives included within the decision notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                             |                                           |
| 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.<br>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. |                                             |                                           |

|                                                                  |                                                |                                    |
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| <b>Site Visit:</b>                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 05/12/2025 – photographs on file |                                                |                                    |

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| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                     |
| Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:<br><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 single storey side extension. It is proposed to measure approximately 1.57m in width, 3.4m in height to the ridge and 4.14m in depth. The proposal also includes 2no. roof lights and to be finished in matching materials to 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 property located on the northern end of Valerian Road, west of Hobb Lane in Hedge end. The property is set back from the road by way of a paved driveway, and the rear is fully enclosed utilising fence boundary treatment and an outbuilding. 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 form, scale and appearance by use of subservient design and matching materials, meeting the requirements of policy DM1.

The use of a pitch roof design integrates effectively with both the original dwelling and surrounding area of Valerian Road, with pitch roofs being a common feature in the vicinity. The proposal will be perceptible from the public realm, particularly on approach from the north, however, the use of matching materials, modest size of the structure and siting set back towards the rear of the property, it is not expected to have a negative impact on the street scene.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet residential parking standards.

Residential Amenity

The neighbouring property at number 7 Valerian Road would be most affected by this proposal owing to the development being on the side of their shared boundary. However,

the extension already in place at this neighbouring property, the modest size of the proposed extension and lack windows ensures no detrimental harm to this neighbour in terms of privacy, light or outlook. For these same reasons, no other neighbouring properties are likely to be affected.

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, stage beetles and hedgehogs within the area, our ecology team were consulted as part of the application. After reviewing the site, they have concluded no potential bat roost features 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-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, together with planting flowers for pollinators in this garden. A range of flowering plants should be selected to provide a long flowering season, including plants that flower in the spring, summer and autumn. If it is not possible to add them to the garden, flowering plants in pots can be used.

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> )

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-forpollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-helpbirds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

[www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urbandesign-for-bats-and-biodiversity](https://www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urbandesign-for-bats-and-biodiversity)

<https://ptes.org/my-garden/> <https://www.ukbutterflies.co.uk/foodplants.php>

### Southern Water

Southern Water were consulted as part of this application due to the existence of a foul drainage pipe within the site boundary. The below comments have been provided. The required investigation and request for pipe protection measures to be agreed by Southern

Water have been added as an informative rather than a condition as given the small-scale nature of the development, in this instance it is not considered to meet the relevant conditions tests. It is considered that any matters relating to the public sewer can be addressed privately between the developer and 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.

#### 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; (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.

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| <b>Conclusion:</b> This application is recommended for approval. |                                                   |                                        |
| Recommendation:                                                  | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |