

DELEGATED OFFICER REPORT

Application Ref: H/25/100161

Site Address: 36 STOKE COMMON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DU

Case Officer: Charlie Vallis

Description: First floor rear extension & two storey side extension

Particular Site Constraints?	Yes ☐	No ☒
• Within the urban edge		

Planning History?	Yes ☐	No ☒
• No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>22/12/2025:</u> I have reviewed the Preliminary Roost Assessment report by Arbtech (December 2025). The building has been assessed as having negligible bat roost suitability. The biodiversity enhancements listed in the report are appropriate and must be implemented. New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. <u>27/10/2025:</u> I have reviewed the site photos. The roof slates at the rear and on the side appear to be in good condition, but there is a lifted area of lead flashing near the chimney and lifted slates behind it. The areas around the house are paved and do not have any habitat for great crested newts or hedgehogs. A Preliminary Bat Roost Appraisal will be required rather than a PEA. <u>15/10/2025:</u> Photos of the house on Google maps show that there are some lifted slates on the roof which could be potential bat roost features. There is connected habitat from the rear garden to wooded areas and allotments. As the proposed works will impact the roof and there is potential for great crested newts to be on site, a preliminary ecological appraisal (PEA) is required. The PEA and reports from any required follow-up surveys must be submitted before determination as the presence of protected species is a material consideration. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. The ecologist who does the PEA should recommend enhancements which may be appropriate for this site.		

Site Visit:	Yes ☒	No ☐
Details: 17/11/2025		

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 and S2; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the principle of development is acceptable.

Design, layout and impact on character and appearance:

- The design of the proposed two storey rear and side extensions are suited to the host dwelling in terms of their form, scale and appearance.
- Sufficient space would be retained on the existing driveway for 2no. car parking spaces, in line with the Parking Standards SPD; whilst the application dwelling would maintain sufficient amenity space and side access to the rear garden. As such, the proposals would not represent overdevelopment of the site.
- The side extension would be set back significantly from the front wall of the application dwelling, allowing the character and balance of its semi-detached pair to be retained.
- The choice of materials appear well suited to the host dwelling, with render to the proposal's front wall sitting comfortably against the existing rendered side wall visible from the street scene.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

- The development is considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.
- In relation to no.34 Stoke Common Rd, which forms the other half of its semi-detached pair, the proposed rear extension would be flush with the rear wall of their existing two storey rear projection. As such, significant impacts on neighbouring light and outlook would be unlikely.
- During a site visit no.38 Stoke Common Rd was noted as being on significantly higher ground than the application dwelling. Coupled with sufficient distancing from the proposed extension, this neighbour is unlikely to be significantly affected in terms of loss of light or outlook.
- All additional first floor windows would be front or rear facing, including the proposed rear first floor Juliet balcony. This would allow only oblique views of adjacent garden spaces. Proposals would therefore not result in an unacceptable impact on neighbouring privacy, with some degree overlooking of neighbouring gardens accepted and expected within a residential setting.

Other matters:

- Due to the nature of the proposal and records of protected species' close to the application site the Council's Ecologist was consulted on this application. In their response a preliminary bat roost appraisal (PRA) was requested with potential roost features for bats noted in photos of the application site.
- A PRA report by Arbtech (December 2025) was received and reviewed by the Council's ecologist, who was satisfied that the development is not likely to have an adverse impact on protected species'.

- The biodiversity enhancements, precautions, and bat sensitive lighting practices recommended within this report will be conditioned or included as informatives where necessary, to ensure the development accords with policy DM11 (Local Plan 2016-2036).
- 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

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		