

DELEGATED OFFICER REPORT

Application Ref: H/25/100560

Site Address: 1 BILLINGTON GARDENS, HEDGE END, SOUTHAMPTON, SO30 2AX

Case Officer: Gina Aftanas

Description: Replacement of an existing conservatory with a new oak framed Garden Room.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded in the area Great Crested Newts IRZ – Amber Zone 1000 year extent surface water within the boundary		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/28343/000/00	Residential, open space, roads and footpaths with community centre and school.	Grant outline permission – 14/04/1987
Z/37786/000/00	Conversion of garage to habitable room and construction of detached double garage in front garden.	Permit – 03/07/2001
F/10/67209	Two-storey side extension with dormer window and rear conservatory.	Permit – 08/07/2010

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 19/12/2025 – 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 <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents:

Proposal:

This application seeks approval for the replacement of an existing conservatory to an oak framed garden room. The proposed structure would measure approximately 3.8m in width, 4m in depth and 3.7m to the ridge in height. The addition also includes 2no. fixed roof lights and is to be finished with oak frame and face glazing and a natural slate pitched roof.

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 detached dwelling located at the north-eastern end of Billington Gardens, to the east of Maunsell Way in Hedge End. The property is set back from the road behind a paved driveway and front garden area, with the rear garden fully enclosed by a combination of fencing and hedgerow boundary treatments. The surrounding area is predominantly residential in nature, featuring similar style house-types within the immediate vicinity, with an area of open space and a children's play area located opposite the property.

Character and Appearance

The proposed design complements the existing dwelling in both form and scale, employing a subservient approach. The materials will differ from those of the current conservatory, transitioning from a brick base, conservatory-style elevations, and a glass roof, to a smaller brick base, oak-frame with fixed glazing panels, and a natural slate roof. The overall size will increase slightly, with a width extension of approximately 0.06m, a height increase of 0.3m, and a depth extension of 0.025m. These minor adjustments are unlikely to have any negative impact on the character or appearance of the area, as they will be concealed from the street due to the positioning of the structure and the presence of strong boundary treatments.

The development would not be an overdevelopment of the site, would retain sufficient amenity space, meet residential parking standards and comply with Policy DM1.

Residential Amenity

The development accords with the guidance set out in the Quality Places SPD, as it would not result in any unacceptable impact on the amenity of neighbouring properties in terms of privacy, daylight, or outlook. The neighbouring properties at numbers 2 and 17 Billington Gardens are unlikely to be negatively impacted by the proposal due to the positioning, distance from the development site and boundary treatments already in situ.

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 the site being in an amber impact risk zone and records of bats and hedgehogs near the site, our ecology team were consulted as part of this 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>.
- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.
- 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/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://ptes.org/my-garden/> <https://www.ukbutterflies.co.uk/foodplants.php>

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.

Conclusion: This application is recommended for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--