

DELEGATED OFFICER REPORT

Application Ref: H/25/100535

Site Address: 85 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HZ

Case Officer: Katie Lasham

Description: Demolition of existing conservatory, erection of a single storey rear extension with installation of flue, alterations to dwellinghouse and erection of an outbuilding for use as a garden room.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge		

Planning History?	Yes ☒	No ☐
Z/13766/002/00 – Construction of rear conservatory. Approved October 1995. Z/13766/001/00 – Single storey rear extension. Approved April 1986		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	The ecology officer sought photos of the dwelling to understand whether the site had any potential for roosts. Photos were sent by the applicant and the ecology officer raised no concerns based on the photos provided, stating they did not see any potential roosting features that would be affected by the proposal. An informative note has been requested to be added to the application.		

Site Visit:	Yes ☒	No ☐
Details: 18/12/2025		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is located within an area characterised by residential detached bungalows and chalet bungalows with properties set back from the roadside and off road parking provided to property frontages. Dwellings are of a modest scale along this road and comprise similar material palettes including red brick walls and tile hung roofs. With single-storey eaves heights of properties on this road, properties set back from the road side and spacious gaps between properties, the road is characterised as being one of openness. The application site is a detached chalet bungalow with a conservatory to the rear that was granted planning permission in 1995. This application seeks to demolish the conservatory and proposes a single-storey side/rear extension that will square off the ground floor

footprint to create a large open plan kitchen/living/dining room and also proposes the installation of a flue. An L-shaped single-storey garden room to the rear garden is also proposed.

Principle of development

The application site is located within the urban edge, whereby extensions within the curtilage of residential dwellinghouses are acceptable in principle, in accordance with Policy S2 of the Local Plan.

Impact on the character and appearance of the area

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

A conservatory located to the rear of the dwelling is proposed to be demolished and a single-storey side/rear extension is proposed to square off the ground floor footprint to create a large open plan kitchen/living/dining room. The proposed extension is modest in scale and height which includes a pitched roof form, offering subservience from the main roof and offers an in keeping design to the host dwelling. Minor alterations to the external dwelling including the installation of the flue and a ground floor door and window are all acceptable, ensuring the character of the area is preserved. Materials are proposed to match that of the existing dwelling, further assimilating the extension with the host dwelling.

A garden room is also proposed to the furthest most north west section of the garden, measuring a total height of 2.47metres. With the presence of boundary fencing, the proposed building being a flat roof low structure, and not visible from the street scene, it preserves the character of the area.

Overall, the design and layout of the proposal respect the character and appearance of the locality in accordance with Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Impact on residential amenity

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed extension is single storey in scale, with a maximum height of 4.63 metres proposed and an eaves height of 2.93 metres. Whilst the extension is within close proximity of the boundary it would retain a suitable distance to the neighbouring dwelling at no.87 Freegrounds Road. Furthermore, even with the proposed extension, the rearmost building line of this dwelling remains set back from the rearmost building line of no.87 with no windows to the neighbouring dwelling harmfully impacted, ensuring residential amenity is not materially impacted. The flue is of an appropriate height and distance from neighbouring dwellings to ensure that air pollution is appropriately managed in accordance with DM8 of the Local Plan.

The proposed outbuilding serving a garden room would not cause any significant impact to the amenities of neighbouring properties in terms of overbearing impact or loss of light/shadow as it is modest in scale and height and is set to the rear of the neighbouring gardens, set away from their primary living space.

For reasons outlined above, the proposal is considered to preserve the residential amenity of neighbouring dwellings in accordance with Policies DM1 and DM8 of the Local Plan and the aims of the Quality Places SPD.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the number of bedrooms.

The proposal seeks to remove one bedroom to the ground floor, altering the floor plans from 3 bedrooms to 2 bedrooms, whilst not altering the on-site parking provision. Therefore, sufficient space remains on site to provide the necessary parking provisions in accordance with the SPD.

Ecology

The ecology officer has been consulted and has raised no concerns with the proposal offering potential for roosts and has requested an informative note is added to any consent of works in the unlikely event that bats are found during demolition or construction, in accordance with the aims of Policy DM11 of the Local Plan.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ...