

DELEGATED OFFICER REPORT

Application Ref: H/25/100484

Site Address: 70 STRAWBERRY MEAD, FAIR OAK, EASTLEIGH, SO50 8RG

Case Officer: Gina Aftanas

Description: Erection of a rear and side sun room/extension.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BIFOHH 40 1,000 year extent surface water just outside of boundary Great Crested Newts IRZ – Amber Zone Southern Water – water main on boundary/proposal line		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/17719/012/00	Outline: Erection of 150no. houses, open space, recreational land, access and private pony haddock.	Permit – 19/12/1997
Z/17719/014/00	Reserved Matters: Erection of 18no. 2-bed, 23no. 3-bed, 91no. 4-bed, 16no. 5-bed dwellings and 2no. 3-bed bungalows including 30 units of social housing with associated open space, parking, roads, footpaths and landscaping.	Approve the reserve matters – 29/10/1998

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	The Bishopstoke Parish Council Planning Committee raised no objection to this planning application but would like to comment that they support the requested condition from Southern Water be included on the planning application if permission is granted.		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	The 125 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 09/01/2026 – photographs on file.		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

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 BEFOHH 40. There is no specific guidance for this character area.

Proposal:

This application seeks approval for the construction of a single-storey rear and side extension. The proposed extension would measure approximately 5.3m in width to the rear and 1.6m in width to the side, with an overall depth of 10.4m. The rear element would have an eaves height of 2.2m and a ridge height of 3.25m, while the side element would measure 2.2m to the eaves and 2.9m to the pitch of the roof. The proposal also includes high-level letterbox windows on the side elevation, five rooflights, and patio doors opening onto the rear garden.

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 towards the south of Strawberry Mead in Fair Oak. The property is set back from the road by way of block driveway and small front garden area, with the rear fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages and a small open space to the north of the property.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality 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.

The proposal is suited to the host dwelling in terms of form, scale and appearance, achieved through a subservient, single storey design and use of matching materials. The use of a pitch roof design will complement the property as well as the surrounding area with pitch roofs being a prominent feature within Strawberry Mead and Damson Crescent. The loss of the existing fencing and movement closer to the road will not negatively affect the surrounding area as this style is not uncommon in this area - the nearest example being 44 Strawberry Mead. The use of matching materials will ensure the development is

appropriately integrated to its surroundings, preventing undue prominence and avoiding harm.

The proposal therefore aligns with the established character of the locality and meeting the requirements of Policy DM1.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

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 1 and 64 Strawberry Mead are unlikely to be negatively impacted by the proposal due to the positioning, distance from the development site and boundary treatments already in situ.

Windows are proposed on the northern elevation, but these take the form of high-level letterbox windows that face the road and adjacent open space, and as such are not anticipated to cause any unacceptable impact.

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 within an amber risk zone for great crested newts and records of bats near this site, the Council's Ecology Team were consulted as part of this application. After reviewing the site, it was concluded that there is no potential habitats for these species in relation to the proposal so have no objection to the development subject to the following informative being included within the decision notice.

- 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/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-for-pollinators>
<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-urban-design-forbats-and-biodiversity

Southern Water

Southern Water were consulted as part of this application due to the existence of a water main along 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 in this instance it is not considered to meet the relevant conditions tests. It is considered that any matters relating to the water main can be addressed privately between the developer and Southern Water.

- The 125 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>
- In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

The applicants have been made aware of the above advice and the need to liaise with Southern Water prior to works commencing.

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 ☐