

DELEGATED OFFICER REPORT

Application Ref: H/25/100457

Site Address: 3 PRIORY ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5EJ

Case Officer: Gina Aftanas

Description: New front porch and side lean to structure (Retrospective Application)

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BHH 3 Great Crested Newts IRZ – Amber Zone Bats noted within the area		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No Objection		
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: Quality Places; Residential Parking Standards; Character Area Appraisal BHH 3. <u>Character Area Guidance</u> • Maintain the formal building compositions around route intersections and open spaces. • Retain the wide grass verges and associated semi-mature broadleaved tree planting.

- Maintain the importance of the open green spaces at the centre of loops and associated semi-mature broadleaved planting.
- Maintain the predominant plot widths and continuity in building line on Denzil Avenue and Hunt Avenue.

Proposal:

This application seeks retrospective approval for a new front porch and side lean to structure. The front porch measures approximately 2.75m in width, 2.1m to the eaves, 3.7m to the ridge in height and 2.3m in depth, utilising matching materials to the host dwelling. The side lean to structure measures approximately 1.77m in width, 1.88m to the eaves, 2.7m to the pitch in height and 5.8m in depth, utilising wooden cladding and roof tiles to match 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 northeast end of Priory Road, south of Grange Road in Netley. The property is set back from the road by way of a gravel driveway, and the rear is fully enclosed with fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with a junior school in close proximity.

Character and Appearance

The additions are suited to the host dwelling in terms of form and scale, achieved through a subservient design and the use of matching materials for the porch element. It is noted that the materials used for the side addition do not directly replicate those of the host dwelling. However, the pitched roof form and the choice of materials to reflect the front boundary treatment of the neighbouring property to the west, ensure the addition integrates satisfactorily within the surrounding area. The wooden cladding material is currently brighter than that of the surrounding wood, however, this is, and already has somewhat become dulled over time, making the addition less obvious within the street scene. The proposal therefore complies with the requirements of Policy DM1 and character area appraisal BHH3.

Residential Amenity

The neighbouring property at number 5 Priory Road is the mostly likely to be affected by this addition due to the side structure being on this neighbour's shared boundary line. The pitched roof design, absence of windows, and only a modest increase in height relative to

the existing boundary fencing, ensure that there is no adverse impact on this neighbouring property.

Due to the central positioning of the porch element on the property, it is unlikely to result in any adverse impact on either of the neighbouring properties. While the increase in size will be perceptible within the public realm, the use of matching materials ensures that the porch integrates well within the street scene and does not appear unduly prominent.

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

Ecology

The Council's 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 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/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-](https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf)

[03/WAG16%20Bats%20updated%202022%20WEB.pdf](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 ☐
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