

DELEGATED OFFICER REPORT

Application Ref: H/25/100543

Site Address: 8 SEVERN WAY, WEST END, SOUTHAMPTON, SO30 3FZ

Case Officer: Katie Lasham

Description: Single storey extensions and alterations to dwelling to include external decorative render finish.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge		

Planning History?	Yes ☐	No ☒
There is no previous planning history at this site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	No objection subject to informative notes added to the permission		
Southern Water:	No objection on single-storey extension. Pre-commencement condition requested to be added for proposed tree planting.		

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 a residential cul-de-sac of West End which comprises uniformity in the design of dwellings, all of which are bungalows being single storey with front building lines following the curvature of the road. No.8 is an existing 2-bedroom bungalow located at the end of the cul-de-sac which comprises a spacious garden to the rear which steps down significantly in height towards the rearmost point of the garden. The front building line is modestly set back from the roadside and due to land levels is set down slightly from the roadside of Severn Way. Due to the orientation of the site, it is not prominently visible from the rear elevation or the west side elevation. Existing mature hedging is also present to the site frontage. The application proposes a single-storey side and rear extension to the existing bungalow to create a third bedroom and will also provide additional living space for the occupiers. New windows and roof lights are also proposed across the building. With no alterations proposed to the front of the property or the front elevation, the existing off-road car parking provision is retained.

Principle of development

The development is within the urban edge where the principle of development is acceptable in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

The proposal includes a side and rear single-storey extension to wrap around the existing bungalow. Due to the wrap-around extension being created whilst retaining the original pitched roof form, a complex roof design is created that does not entirely relate with the existing dwelling. However, the existing flat roof side extension alters to a pitch roof which is a welcome addition as whilst it increases the bulk it improves the visual appearance of the dwelling. As the bungalow is located at the end of a cul-de-sac where the west side and rear elevation are not prominently visible from the street scene, harm by way of the roof design is minimised and whilst the east side elevation will be somewhat visible, this is not considered so harmful as to be a jolting addition to the street scene. Furthermore, there is some mature hedging to the site frontage, further minimising views from the street scene to the proposed extension, albeit this cannot be relied on to be retained in perpetuity.

Overall, no significant harm is identified with the new roof form, and the proposed single-storey extension is of an appropriate scale, design and form that respects the character of the road, in accordance with the aims of Policy DM1 of the Local Plan.

Impact on residential amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it.

The single-storey rear and side extensions are set sufficiently away from neighbouring dwellings to ensure there is no harmful loss of light, overshadowing or overbearing impact. There are several new windows and roof lights proposed to the dwelling on the east side elevation facing no.7 Severn Way, however as there is an existing boundary treatment to the side curtilages of these two properties and as the windows are single storey in scale, with the roof lights angled upwards, there is no harmful loss of privacy or overlooking affecting this neighbour.

No.9 Severn Way has low level boundary treatment on the side curtilage shared with no.8 Severn Way offering less privacy between these two neighbours, however due to the orientation of no.8, the proposed built form is angled away from the dwelling of no.9 and only one roof light is proposed on this west side elevation, ensuring the amenity of this neighbouring occupier is safeguarded. There will be built form along much of the side curtilage of no.9 however this is not considered so harmful as to materially harm their amenity as the built form is set away from the immediate proximity of the dwelling and the garden area nearest the dwelling.

Whilst the proposal extends to the rear where the neighbouring gardens slope downwards, the proposed new built form is of an appropriate height, scale, position and orientation to ensure that the extension being slightly more raised above the existing ground level does not unduly harm neighbouring residents.

Dwellings along Trent Way and Lower New Road to the rear of the site are set sufficiently far away to ensure their amenity is preserved, particularly noting the significant drop in land levels to the garden area at no.8 creating a large visual distance between these neighbouring units.

Overall, the scheme is in accordance with the aims of Policy DM1 of the Local Plan as the amenity of adjoining neighbours is preserved.

Impact on highway safety and parking

Policy DM14 of the Local Plan requires all proposals to provide adequate parking to ensure highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provisions.

The application proposes to create an additional bedroom within the proposed single-storey extension to provide a 3-no. bedroom bungalow. The Residential Parking Standards SPD makes clear that a 2/3-bedroom dwelling requires the provision of 2 parking spaces which this application retains, ensuring it remains in accordance with Policy DM14 of the Local Plan and Parking Standards SPD.

Impact on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats and features. It also requires all proposals to seek a net gain of biodiversity on all development sites.

The ecology officer was consulted on the proposal and stated there are records of bats, common reptiles and hedgehogs near this site. Photos provided by the applicant did not show potential habitat features for these species, however there is vegetation close to the house which could provide shelter for nesting birds or hedgehogs. An informative note to a decision is requested, making clear that if protected species are found then works stop and Natural England must be informed immediately. Furthermore, any removal of vegetation to facilitate the development must be removed outside of bird nesting season and if this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. Compliance with these requirements will ensure the proposal is in accordance with the aims of Policy DM11 of the Local Plan. There are also no likely significant impacts on the SPA.

Other Matters

The application originally showed that a tree to the rear, almost immediately adjacent the existing rear building line was to be retained but it was not clear from the plan whether this was a proposed planting of a tree or the retention of an existing tree. The now superseded plan (002 rev A) referred to an arboricultural report being provided, however as confirmed from a site visit conducted on 18/12/2025, there was a tree that has been removed, and this was not a protected tree. Accordingly, there is no loss of trees proposed within this planning application or any planting of trees proposed.

Southern Water sought a pre-commencement condition to be added to ensure that tree planting within proximity of Southern Water sewers, rising mains or water mains to protect its apparatus. However, there is no landscaping proposed as part of this application and as mentioned the tree shown to the rear elevation was that of a tree that has since been removed. The requirement for a pre-commencement condition for a soft landscaping plan to be submitted to the Council is therefore not necessary for this proposal.

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 ...