

DELEGATED OFFICER REPORT

Application Ref: H/25/100634

Site Address: 23 BEAULIEU ROAD, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JL

Case Officer: Charlie Vallis

Description: Ground floor rear extension with raised decking to rear patio.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge TPO (125-E) adjacent to rear boundary of site EBC sold land		

Planning History?	Yes ☒	No ☐
Z/27461/002/00 – Construction of two storey side and rear extension to form granny annexe – Permit – Jun 1995		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Officer:	No arboricultural objection		
Asset Management:	No response required		

Site Visit:	Yes ☒	No ☐
Details: 13/02/2026		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036 (EBLP)</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Proposal:</u> The application proposes the construction of a single storey rear extension, joined to an existing two storey extension, and the installation of raised decking on top of an existing patio (adding approx. 0.5m in height) and a section of raised fencing on its boundary with no.21 Beaulieu Road.
<u>Policy and principle:</u> The development is within the urban edge where the principle of development is acceptable, with any formal approval being based on the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. Among other matters, policy DM1 of the EBLP outlines that all new development should not have an unacceptable impact on residential amenities of new and existing residents, the character of urban areas, and should take full and proper account of the context of

site, being well integrated with adjoining uses in terms of mass, scale, materials, layout, density, design and siting.

Design and layout:

The design of the proposed rear extension is suited to the host dwelling in terms of its form, scale and appearance, with its scale and positioning such that it would not be visible from the street scene of Beaulieu Road. The proposals would not result in overdevelopment of the site, with ample rear amenity space retained and parking requirements/provision not affected. The proposals are therefore considered to accord with policy DM1 in that they take account of its context through appropriate materials, layout and scale.

Residential amenity:

No.21 Beaulieu Road forms the other half of the application dwelling's semi-detached pair. This property has a set of patio doors sitting fairly close to the proposed extension. Assuming its internal layout mirrors the adjoining neighbour, these patio doors are the only source of outlook to a habitable room.

Page 33 of the Quality Places SPD outlines a 45-degree light test as a good rule of thumb for assessing impact on neighbouring skylight. This references the BRE 'Site layout planning for daylight and sunlight' (2002), the updated version (published 2022 – p16-17) has been used in this assessment. Applying this test, a line drawn from the centre line of neighbouring patio doors (at a height of 1.6m) would cross the proposed extension on the floor plans but would clear the extension on the elevation plans. As such the proposal is not likely to result in a noticeable reduction in skylight to this neighbour. The modest height and depth of the proposals are sympathetic to this neighbour, and its impact on light and outlook are not considered unacceptable.

The Council's Quality Places SPD also requires a high standard of privacy for neighbouring rear amenity space, in particular the area immediately to the rear of the building. As such, the potential for additional overlooking from the proposed decking has been assessed.

Neighbouring gardens appear to follow a similar sloping arrangement to the application dwelling, with a raised area immediately to the rear of the building. The increase in ground level compared to the existing patio is considered modest, and sufficient screening for no.19 exists in the form of existing fencing, whilst the proposed raised fencing on its boundary with no.21 adequately mitigates significant overlooking. This increased fence height largely mirrors the arrangement on the other boundary and is not considered overly dominant to this neighbour.

The development is therefore considered to accord 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.

Other matters:

As confirmed in consultation with the Council's tree consultant, 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 by 2025; (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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
