

DELEGATED OFFICER REPORT

Application Ref: F/25/100445

Site Address: 29 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SN

Case Officer: Charlie Vallis

Description: Demolition of the existing dwelling and erection of a replacement dwelling

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Order (252-E)		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Urban Design:	<u>17/2/2026 (following amended plans):</u> The reduction in ridge height and the removal of upper-level elements over the garage lessen the visual complexity and perceived bulk of the building. In summary, the amendments represent a positive design evolution and go some way toward addressing earlier concerns regarding bulk and dominance. Nevertheless, further refinement is considered necessary to ensure the dwelling fully responds to the character, scale, and spatial pattern of the surrounding urban fabric. <u>20/1/2026:</u> Detailed comments relating to: Site context; Existing dwelling; Lack of pre-application engagement; Scale, massing and siting; Appearance and materials; Seasonal visibility; Proximity to southern boundary (trees and daylight implications); Annexe above the garage. Key points include: • Demolition can be justified in principle, providing the replacement dwelling is a clear improvement in design quality, environmental performance, and relationship with the site and surroundings. • The proposed dwelling represents a significant increase in scale, bulk and floor area compared to the existing building. While larger dwellings are present within the locality, consideration must be given to whether the increased massing remains proportionate to the plot size and respects the prevailing pattern of development. • Proposed roof-ridge sits relatively high and contributes to perceived scale of the building. Combined impact of the two-storey height, deep plan and attached garage results in a bulky form that does not sufficiently reflect the prevailing rhythm or proportions of neighbouring dwellings. • Rotation of the dwelling to limit overlooking demonstrates a positive response to neighbouring amenity and reflects good urban design practice. Retaining existing access points and provision of on-plot parking also avoids visual clutter/highway dominance on the street. • Provided that materials are carefully detailed and conditioned through planning control, the proposal is capable of achieving a high-quality appearance that enhances the site without appearing incongruous within the wider area.		

	• The proposal should be assessed based on worst-case visibility scenarios, rather than assuming year-round screening. • Positioning closer to the Southern boundary has potential to place increased pressure on existing trees along and adjacent to this boundary; also risks restricting the penetration of natural daylight into habitable rooms, both within the proposed dwelling and potentially to neighbouring properties. • Annexe must remain ancillary, otherwise would risk undermining basis of this assessment.
Tree Officer:	The site contains a number of significant trees and there are also specimens off site that may be influenced by the proposal. The supplied arboricultural report satisfactorily sets out how the significant trees can be protected and retained. Therefore, we raise no arboricultural objection to the proposal, subject to the relevant condition.
Ecology:	<u>20/1/2026</u>: I agree that this site is exempt from 10% BNG due to the self-build and custom build exemption. The measured baseline habitat has been provided in table 1 section 2.2, with a habitat map in Figure 1 in the PEA and PRA report by Vesper Conservation and Ecology (November 2025). The photos in the report also document the baseline habitat condition. <u>28/12/2025</u>: I have reviewed the PEA and PRA report by Vesper Conservation and Ecology (November 2025). It states that there is negligible potential for bats and great crested newts on site. A built-in bat box and a built-in sparrow terrace are recommended as ecological enhancements – these are appropriate. Advisory notes recommended relating to priority and protected species.
Environmental Health:	<u>Contaminated land</u>: Although impacts on contaminated land from the proposed development are anticipated to be low it is recommended that a watching brief for unexpected contamination is in place during construction works. Additionally, an advisory note is recommended to the applicant in terms of radon. <u>Air quality</u>: Although the proposed development does not represent a significant risk on air quality, and to prevent nuisance to neighbouring dwellings, we advise the applicant to prepare and submit a Construction and Environmental Management Plan for approval prior to commencement of works.

Site Visit:	Yes ☒	No ☐
Details: 22/01/2026		

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, DM3, DM6, DM8, DM11, DM13, DM14, DM29 and DM30. Supplementary Planning Documents: Quality Places; Parking Standards; Trees and Development. Character Area Appraisals (Hiltingbury & Hocombe Park Special Policy Area).

Assessment:

Policy and principle:

The application site lies within the urban edge where the basic principle of development is considered acceptable, with any formal approval being based on the exact nature, design and impact of that proposal being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Relevant policies include policy DM1 which, amongst other matters, sets out that all new development should not have an unacceptable impact on, and where possible should enhance, residential amenities of both new and existing residents, the character and appearance of urban areas; whilst taking full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible with these in terms of mass, scale, layout, density, design, and siting.

Site and proposal:

The application proposes the construction of a two-storey dwelling with an attached garage, following the demolition of the existing bungalow. The new dwelling would front Marlborough Road with the garage fronting Hocombe Road. During the course of the application amended plans were received reducing the scale of the proposal.

A distinct mix of dwellings positioned on large plots characterises this section of Marlborough Road and Hocombe Road, including several large two storey dwellings comparable in size to the proposal.

Design and layout:

There were initial concerns around the combined height, width and depth of the proposed dwelling and how it would sit within the street scene. Supported by comments from the Council's Urban Design officer, amendments were sought to ensure the dwelling followed the prevailing rhythm of the street scene. Amended plans were subsequently received. The first-floor accommodation above the garage was removed, the width of the two gable features reduced by 1m with a corresponding reduction in ridge height and 0.5m of width taken out of the central section.

Although modest amendments, these helped the proportions of the dwelling to be more considerate of surrounding properties. Whilst the Urban Design officer saw further potential to improve the scheme, the proposal is deemed acceptable in planning terms with the amendments in place.

The design of the proposed replacement dwelling is considered suited to the locality in terms of its form, scale and appearance. With the replacement dwelling rotated and repositioned within the plot, the dwelling would be viewed more as part of the street scene of Marlborough Road. The front gables and material palette reflect the character of the locality, echoing features and materials present on nearby properties along Marlborough Road. Ridge heights along this side of Marlborough Road generally follow the topography which gently falls from north to south; a pattern which the proposed ridge height would follow. The garage fronting Hocombe Road, comparable in height to the existing bungalow but slightly closer to the road, would not be overly prominent from the street.

Although a considerable departure from the existing bungalow in terms of size and scale, the proposed replacement dwelling would not represent overdevelopment of the site, sitting comfortably within a large plot. Ample rear amenity space would be retained and sufficient space maintained to meet parking standards. The proposal follows the pattern along Hocombe Road in terms of plot coverage and does not depart from the special policy area in that it would not involve subdivision of the plot.

The dwelling would not put significant additional pressure on existing landscaping, allowing the development to assimilate into its surroundings. Its impact on the street scene would be lessened by boundary screening in the form of evergreen trees on the north and west boundary.

Internally the proposed dwelling would meet the Nationally Described Space Standards (NDSS), whilst the reduced width of the dwelling allows certain habitable rooms to receive a better proportion natural light.

Residential amenity:

Its positioning, to the north of the nearest neighbour, orientation and separation distance is such that the proposals are unlikely to significantly affect neighbouring light and outlook. There would be a separation distance well over 22m in relation to properties to the rear, in line with the guidance set out in the Council's Quality Places SPD around first floor privacy.

The side facing windows adjacent to no.15 Marlborough Road have potential to result in overlooking to adjacent roof lights and their garden space. The three smaller windows on the flank walls will therefore be conditioned to be obscure glazed to limit impacts on neighbouring privacy.

With the relevant condition in place, the development accords with the guidance set out in the Quality Places SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.

Trees and nature conservation:

As confirmed in consultation with the Council's Tree Officer, the submitted arboricultural report adequately sets out how the significant trees on and adjacent to the development site can be protected and retained. There will be no adverse impact upon trees or other natural features worthy of retention, subject to compliance with the submitted report.

The agent has outlined that the proposals are subject to the self-build/custom-build exemption to requirements for a 10% Biodiversity Net Gain (BNG). The statutory 10% BNG is therefore not required, provided that the criteria for this exemption are met. In consultation with the Council's Ecologist, the submitted baseline habitat calculations would be sufficient for the determination of this application in this instance.

The Council's Ecologist has reviewed the submitted ecological assessments and is satisfied that no further ecological surveys would be required. The biodiversity enhancements within these reports were considered appropriate and will be conditioned to secure some BNG, whilst the recommended informatives in relation to protected species' will be placed on the decision notice.

Other matters:

Given the scale of the proposed construction and demolition, the Council's Environmental Health team were consulted. In line with their recommendations, the relevant advisory notes will be placed on the decision as well as conditions requiring a CEMP, to limit the construction impacts on neighbours, and a watching brief related to contaminated land. A condition will also be applied restricting the hours of working.

As there would be no net increase in the number of dwellings, 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.

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 ☐
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Comments ...
