

DELEGATED OFFICER REPORT

Application Ref: H/26/100732

Site Address: 129 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3HA

Case Officer: Gina Aftanas

Description: Single storey rear extension following demolition of conservatory and raising existing flat roof.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded within the area Sothorn Water foul sewage pipe Character Area Appraisal ELAC 26		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/12455/001/00	Two storey side extension.	Permit – 23/10/1992
Z/12455/002/00	Addition of replacement conservatory at rear.	Permit – 25/05/1995

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Southern Water:	The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions: 1. No construction works parallel to the sewer within 500mm (in plan). 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/01/2026 – 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 ELAC 26.
Character Area Guidance

- Retain the grass verges/islands and associated semi-mature broadleaved planting.
- Maintain the predominant plot widths and continuity in building line along the B3043.
- Mitigate the effects of the heavy vehicular traffic on A335 and B3043 in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

Proposal:

This application seeks approval for a single-storey rear extension following the demolition of the existing conservatory. The proposed extension would measure approximately 4.97 m in depth, 6.3 m in width and 2.95 m in height, and would be finished in materials to match the host dwelling. The scheme also includes sliding doors to the northern and eastern elevations, along with one roof lantern. In addition, the roof of the existing extension is proposed to be raised by approximately 0.22 m to align with the new structure, together with the installation of 2 no. rooflights.

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 on the southern end of Bournemouth Road in Chandlers Ford. The property is set back from the road by way of a paved driveway with the rear fully enclosed utilising brick wall, hedging, and tree lined boundary treatment. The surrounding area is residential in nature featuring different style house-types.

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 extension is suited to the host dwelling in terms of its form, scale and appearance by use of single storey subservient design and materials to match the host dwelling. The flat

roof design will continue the roof of the extension already on the site, as well as in the surrounding area, with flat roof rear extensions being a common addition within the vicinity. Due to the positioning of the extension and the surrounding properties, it is not likely to be seen from the public realm and therefore have no effect on the street scene. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and character area appraisal ELAC 26.

Residential Amenity

The closest neighbour at number 131 Bournemouth Road would be most affected by the proposal as the extension is positioned along the shared boundary. A conservatory currently occupies this location; it is larger in scale and utilises glass material. The proposal reduces the size of the structure by 0.77m and utilises brick throughout, with no windows proposed to the south elevation. This results in a more solid and private boundary treatment for both properties. It has been confirmed by the applicant that the wall of the development will become the boundary line, as it currently does with the conservatory. Although this places the development as close as possible to the neighbouring dwelling, it does not encroach any further than the current arrangement. It is smaller in depth, meaning it would not introduce any additional harm and will form a continuation of the host dwelling wall. In this instance, a separate fence is not considered necessary, as the proposed extension wall will provide an appropriate and sufficient form of boundary treatment.

The extension is not expected to result in any adverse impacts in terms of loss of light, overlooking or overshadowing to this neighbour. This is due to the sun's path falling behind the extension, its single-storey flat-roof design and absence of windows to the south-facing elevation.

Due to the positioning of the extension and only a very slight raise to roof height on the northern elevation, the neighbouring property at number 127 Bournemouth Road, is unlikely to be negatively affected by the proposal.

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.

It should be noted that matters relating to the Party Wall Act 1996, fall outside the scope of the planning process. Any works that may affect a shared boundary, party structure or neighbouring foundations are the responsibility of the applicant to address directly with adjoining owners in accordance with the requirements of the Act. While this legislation operates independently of planning permission, the applicant is advised to ensure that all necessary notices and agreements are in place prior to commencing development.

Southern Water

As a public sewer runs through the application site, Southern Water were consulted as part of the planning process. Their response was forwarded to the applicant to enable early discussions with Southern Water regarding this matter and is set out below.

Build over - close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to

be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions: 1. No construction works parallel to the sewer within 500mm (in plan). 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process. It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

The requested condition will instead be included as an informative on the decision notice, as it does not meet the necessary tests for a planning condition in this instance.

Ecology

Due to records of bats and hedgehogs near the site, the Council's Ecology Team were consulted as part of the application. After reviewing the site, they concluded no objection to the proposal subject to the following informatives being included within the decision notice.

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.
Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.
- A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:
All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
Any excavations must be covered at night or be fitted with a small animal escape ramp.
No fires can be lit on site.
Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden.
- 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>)

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 ☐