

DELEGATED OFFICER REPORT

Application Ref: H/25/100579

Site Address: 30 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AS

Case Officer: Katie Lasham

Description: Erection of a two storey side extension, a front dormer extension, and a two storey / first floor rear extension.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge Tree Preservation Order Records of bats within vicinity		

Planning History?	Yes ☒	No ☐
There is no relevant planning at the application site.		
<u>29 Nichol Road</u> H/19/84841: The development proposed is for partial loft conversion – roof alterations to rear including reposition of existing dormer. Refused March 2019. Dismissed at appeal June 2019. Appeal reference: APP/W1715/D/19/3226168.		
<u>27 Nichol Road</u> H/22/93684: Proposed two storey and first floor front extensions, first floor rear extension and single storey rear extension, elevational alterations (revised scheme). October 2022. Allowed at appeal March 2023. Appeal reference: APP/W1715/D/22/3313585.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Three letters of objection have been received from neighbouring property at no.32 Nichol Road, raising the following issues: • Loss of light to 4 porthole windows on southern elevation. • Daylight to rear patio substantially reduced by proposed development measuring 5m to underside of eaves with a gable end wall and with a distance of 1.2m between the two properties. • Proposed extension on front elevation of overhang of eaves to accommodate the garage will further reduce natural light to west elevation lounge and bedroom of no.32. • Concern with regards to construction of new extension at no.30 so close to the boundary will have the potential to undermine existing foundations and seeks a commitment from the developer on how any issues that may arise would be addressed. • Concern raised on the submitted site plan being the correct boundary line between the two properties.		
Parish Council:	No Comment		
Ecology	The site has records of bats, hedgehogs, slow worms and water shrews. The ecology officer therefore requested photos of the site to determine if the proposal is impacted by potential gaps or openings that may contain roosts. The ecology officer reviewed the submitted photos and did not find any potential bat roost features. Two informative notes have been requested; one for a biodiversity net gain to be provided and one to inform the applicant that if bats are found, works should cease immediately and Natural England must be notified.		
Trees	No objection to proposal and nearby TPO trees subject to a pre-commencement condition for an arboricultural method statement and tree protection plan.		

Highways	Objection as the proposal created a second vehicular and new dropped kerb onto the highway, with no added benefit. Amended plans were provided that removed the second vehicular access.
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Site Visit:	Yes ☒	No ☐
Details: 14/01/2026		

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; Parking Standards; Character Area Appraisals; Trees and Development.

Assessment:

Summary of site and proposal

The application site is located within a residential area of Chandlers Ford, comprising predominantly detached single storey chalet and two storey houses set within generous plots. The road comprises a variety of architectural style, scale, massing, form, roof profiles, layout and materials of dwellings that are set back from the property frontage. The vehicle access and accompanying hardstanding into properties is a modest part of the large frontages to dwellings on this road, with much of property frontages laid to soft landscaping, mature trees and hedging, offering a verdant characteristic to the area.

The appeal inspector of the application at no.27 Nichol Road noted a characteristic of the immediate area is *"the large number of properties that have been extended and remodelled, with large gabled roof extensions on the frontage a commonly used design feature."* The inspector also stated that there is *"no uniform character or design, albeit common themes include the fact that most properties are set back from the road, occupy large plots and contain mature landscaping and trees."*

No.30 Nichol Road is located on a section of road that bends around a corner with this property prominently visible from the bend, particularly as it is the least set back front building line from the front curtilage of properties within the vicinity. No.30 and no.32 Nichol Road are uniform in their design, both comprising a chalet bungalow with a modest flat roof dormer to the front elevation and a unique chimney design and port holes to the south side elevation. They are well proportioned and being set closer to their front curtilage and the public footpath than surrounding dwellings, being of modest scale ensures they do not appear unduly large within the otherwise open characteristic of the area. A sizeable gap is maintained between both dwellings ensuring that as the road bends, the gap between the two dwellings retain an open appearance to the area. No.30 also has an existing detached garage set to the rear of the driveway.

The application originally proposed the erection of a two-storey side extension, a front dormer extension which connects to the side extension, and a two storey and first floor rear extension. The installation of an additional dropped kerb to create a second vehicular access to highway was also proposed. The existing garage is shown on plans as to connect to the new built form within the extension and to be repurposed into a workshop, with the new garage location set to the located to the front of the dwelling below the gable roof.

Concern was raised with the design due to it appearing incongruous in its appearance within the wider street scene, with a design that offered no relation to the existing dwelling and

awkward design principles including the dormer being attached to the cat sliding roof. The design to the rear also created awkward roof features. Furthermore, Hampshire Highways objected to the installation of a second vehicular access.

An amended block plan was provided which removed the second vehicular access. Amended elevations were also submitted which removed the cat sliding roof to be replaced with a front gable and in doing so ensured the dormer did not connect with another roof profile, a side gable was also reintroduced to the host dwelling, and the rear extension and roof profile was also altered.

Principle of development

The development is within the urban edge where the principle of development is acceptable, in accordance with the aims of 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 original set of plans provided raised concerns in design, creating an incongruous and poorly designed proposal whereby the extension failed to offer any relation to the existing dwelling with the introduction of a cat sliding roof and a significant increase in size of the dormer that would appear as overdevelopment of the roof form, with the dormer connecting to the cat sliding roof. The design to the front elevation offered no relation to the host dwelling and appeared as an incongruous development. Whilst not prominently visible from the street scene, the rear design also appeared unbalanced and of odd design, exacerbating the harmful design proposed. The proposed second vehicular access and dropped kerb also removed soft landscaping to the site frontage and increased hardstanding up to the highway.

Amended plans were provided by the agent which removed the proposed cat sliding roof and was instead replaced with a front gable roof form which better assimilates with the host dwelling and the surrounding area and also reintroduces a side gable end to allow both sides of the dwelling to appear balanced from the site frontage. It is acknowledged that the gable eaves line sits above that of the host dwellings existing single storey eaves line, but as the eaves line aligns with the lowest part of the dormer, it appears as a coherent design and helps to break up the massing of built form and it is suitable for this road as there is no established characteristic that the development would be conflicting with. The removal of the cat sliding roof also ensures the dormer remains separate and unconnected to the front gable, to offer a more simplistic design to the front elevation. Despite the increase in the size of the front dormer from that of the existing flat roof dormer, it remains set well down from the ridge line and up from the eaves ensuring subservience.

The infill of the existing open gap between these two dwellings is not considered to be so harmful as to warrant refusal on these grounds, with a significant number of properties on this road comprising modest gaps between dwellings. The two-storey infill of the existing gap is not considered an unduly harmful development, with a modest distance between the two dwellings still retained, and with a verdant backdrop of protected trees set behind the dwelling, offering a retained verdant characteristic to the area.

The ground floor window serving the study has been relocated to offer a better overall balance of the gable. The amended plans also show a reduction in the amount of glazing to the first floor en-suite which is to be obscure glazed, to ensure an obscure glazed window is not an unduly dominating feature of the dwelling within the street scene. The alterations to the front elevation and retention of a gable end to both side elevation has ensured that the rear extension, whilst not prominently visible from the street scene, appears balanced

in its design. The small canopy to the front elevation above the entrance door is also acceptable.

Overall, the amended plans provided by the applicant offer an acceptable design within the surrounding area, with Nichol Road comprising a variety of architectural styles and scale of dwellings. Whilst it is appreciated that no.30 and 32 as existing are uniform in their design, the proposed alterations which create a different scale and design do not harmfully impact the surrounding architecturally mixed area, in accordance with Policy DM1 of the Local Plan.

Impact on residential amenity

Paragraph 135(f) of the NPPF and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers. Each of the most impacted neighbours are considered below.

No. 32 Nichol Road

This neighbouring dwelling is located to the north of the application site and has raised concern with regards to a harmful loss of light due to their dwelling and private garden space from proposed two-storey extension extending up to the boundary in close proximity of their side building line and circular windows. Proposed built form will infill much of the existing open space that currently exists between the dwellings.

The amended plans propose the gable roof and two-storey side extension is to come into close proximity of this neighbouring dwelling. Whilst it is recognised this will infill an existing area of open space, a gap between the two dwellings is maintained and the roof plan shows that much of this side roof form is angled away from the neighbouring dwelling offering some relief to ensure there are no harmful overbearing impacts on this neighbour. Concern from the neighbour has been raised with regards to the loss of light from the circular windows to their impacted side elevation. The proposal will extend in proximity of these neighbouring windows, however these 4no. windows (2no. at ground floor and 2no. at first floor) serve as secondary windows to the neighbouring habitable living space at ground and first floor. The ground floor circular windows appeared as obscure glazed from a site visit undertaken. Furthermore, the applicants could erect a 2m boundary wall under Permitted Development without planning permission required that would reduce a significant amount of natural daylight to the ground floor windows, which is a material planning consideration. The first floor circular windows are set within proximity of the proposed side gable of the extension, however most of this side elevation roof form angles away from the neighbouring dwelling, minimising loss of light onto these neighbouring windows, which serve as a secondary window, ensuring there is no unduly harmful impact afforded onto this neighbour by way of loss of light or overshadowing.

The plans have shown a 45-degree line which demonstrates that the proposed extension will not cause a harmful loss of light to the rear windows of no.32, demonstrating an acceptable development that will not create unduly harmful loss of light or overshadowing on this neighbour. The 45-degree line also evidences that the private garden space of the neighbouring garden is also not considered to be harmfully impacted by overshadowing / loss of light.

Alterations to the side elevation at first floor level include the loss of the first-floor side window of the existing dwelling, offering a betterment in this regard to no.32. The amended plan has also removed the roof lights that were originally proposed to the cat sliding roof facing this neighbouring, offering a reduced impact.

The proposed two-storey side extension will create a new window serving a bedroom to the rear elevation in closer proximity to the neighbouring private garden space of no.32, however as there is existing overlooking between these neighbours from rear elevation windows, this new window nearer their private garden space is not considered so harmful as to unduly impact their privacy.

Concern has also been raised from this neighbour with regards to the accuracy of the boundary line with potential for the development extending into the neighbouring occupiers land; this is a civil / legal issue and is not a planning matter, subject to the correct serving of Certificate. With no evidence provided to substantiate this claim, the Council have no evidence before them to consider there an issue with the submitted boundary line. Furthermore, concern is raised regarding the proposed works damaging their foundation, this is also a civil matter that is separate to the planning application process.

No. 28 Nichol Road

This neighbouring dwelling is located to the south of the site. No.28's front building line is set back from the front building line of no.30. The proposed works are set a suitable distance away from this neighbour to ensure their residential amenity is preserved in all regards, with no alterations proposed in immediate proximity of their boundary. The existing 4no. circular windows to the side elevation facing onto this neighbour appear to be removed and replaced with brickwork, offering a betterment on amenity impacts to this neighbour.

The scale of development proposed will ensure there are no overbearing impacts created, and there will be no unduly harmful loss of light, overshadowing, or loss of privacy / overlooking to this neighbour.

Neighbours on Woodlands Close and Queens Road

The application site benefits from a large rear garden and TPO trees offering a protected screening to neighbours to the rear of the site. Neighbours located on Woodlands Close and Queens Road are set to the rear boundary of the application site are therefore set sufficiently far away from the proposed works to ensure that the proposed alterations do not harmfully impact their amenity.

For the reasons outlined, the development accords 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, and is in accordance with the aims of Policy DM1 of the Local Plan.

Impact on highways

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 Parking Standards SPD which sets out minimum requirements for parking provisions.

The proposal originally sought to add an additional vehicle entrance and dropped kerb to the site frontage and in doing so is generating a loss of soft landscaping. The highways officer objected to the proposal as a second vehicular access serving one single dwelling is an unnecessary additional entrance created onto the adopted highway. Amended plans were provided by the agent which removed the second access from the site frontage, resolving highway officer concern.

The application proposes four bedrooms, creating an increase of one bedroom from the existing dwelling. The provision of three parking spaces meets the requirements set out for a 4-bedroom dwelling within the Parking Standards SPD. The proposal is therefore in accordance with Policies DM13 and DM14 of the Local Plan and the Parking Standards SPD.

Impact on trees

Policy DM11 and guidance set out in the Trees and Development SPD require existing trees to be retained within proposals and applicants must consider tree retention and protection a high priority.

The site has a blanket Tree Preservation Order across the site with several significant trees to the rear of the site and within immediate garden areas. The tree officer was consulted on this proposal and stated that the area of most concern is the existing garage / proposed workshop due to it being within closest proximity to the trees, however the officer also noted that as this area has already been developed, with the new footprint set behind the workshop and further away from existing trees, there is a lesser risk of direct impacts to the trees. To minimise risk of harm to trees, the tree officer has requested an arboricultural method statement and tree protection plan is submitted prior to the commencement of works.

A pre-commencement condition has been added to the scheme for the submission of an arboricultural method statement and tree protection plan to ensure there will be no material harm to the protected trees in accordance with Policy DM11 of the Local Plan and guidance set out in the Trees and Development SPD.

Impact on ecology

The site has records of bats, hedgehogs, slow worms and water shrews near the site with nesting swifts in the wider area. The ecology officer requested photos be provided to allow an assessment of potential evidence of openings or gaps that may require surveys to be undertaken. The ecology officer did not find any potential bat roost features in the impacted development area, ensuring the scheme is in accordance with Policy DM11 of the Local Plan. Biodiversity enhancements are also required in accordance with Policy DM11 of the Local Plan. 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.

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 ...		