

DELEGATED OFFICER REPORT

Application Ref: H/26/100838

Site Address: 26 WESTERN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DB

Case Officer: Charlie Vallis

Description: To raise front gable roof and add larger window in gable. Alterations to fenestration on rear elevation.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Order (253-E)		

Planning History?	Yes ☒	No ☐
EAB0722400000 – Erection of extensions – Permit – Dec 1971 F/05/53017 – 2 storey and single storey front extensions, raising of roof and addition of 2no. rear dormers – Permit – Mar 2005 F/05/54289 – Two storey and single storey front extensions, raising of roof and addition of two number rear and one number front dormer windows – Permit – Jun 2009		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Officer:	Whilst there are some significant trees to the front of the application dwelling, the proposal should not be impactful because of the nature of the development. Therefore, we raise no arboricultural objection.		
Ecology:	<u>2/3/26:</u> I have reviewed the photos of the timber cladding on the front elevation and do not see any potential bat roost features. Please add the following informative to 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Biodiversity enhancements can be agreed before determination or can be conditioned. <u>23/2/26:</u> There are records of bats and hedgehogs near this site. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the timber cladding on the front elevation, the roof, fascia, soffits (standing next to building and looking upwards), flashings, any hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. A precautionary working method must be used to prevent harm to wildlife that could be using this site. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paras 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		

Site Visit:	Yes ☐	No ☐
Details: 11.03.2026		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The proposed development consists of raising the front gable roof by approx. 0.8m, maintaining its existing pitch and with a larger window in the front gable; as well as alterations to ground floor rear fenestrations.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the proposed alterations are suited to the host dwelling in terms of their form, scale and appearance. External materials would match the existing and the proposals follow the lines and styling of the host dwelling, allowing it to continue to sit comfortably within the locality.
- The proposals would not represent overdevelopment of the site, retaining sufficient amenity space and not affecting parking provision/requirements.
- 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.
- The proposals respect the character and appearance of the locality.
- Given the nature of the proposals, the development is unlikely to result in any adverse impact upon trees or other natural features worthy of retention.
- The Council's Ecology team are content that; with advisory note making it clear that if any bats are found, works must stop and Natural England are to be informed; protected species' are unlikely to be adversely affected by the proposal. Precautionary working methods were also recommended in their response, however these were not deemed necessary given the small scale of the works.
- 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 ...
