

DELEGATED OFFICER REPORT

Application Ref: H/26/100825

Site Address: 28 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LX

Case Officer: Katie Lasham

Description: Erection of single storey front extension, proposed side/rear roof overhang, roof alterations, installation of 3no. roof lights and proposed external alterations to windows and materials.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge		

Planning History?	Yes ☒	No ☐
Z/35447/000/00: New roofs to garage and porch. Approved August 1998.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No comment		
Trees:	No objection to proposal in relation to TPO tree on site frontage as the proposed area is already developed at the TPO tree is a suitable distance away.		
Ecology	No objection subject to biodiversity enhancements agreed prior to decision and an informative note added explaining to applicants that if bats are found, then all works should stop and Natural England must be informed.		

Site Visit:	Yes ☒	No ☐
Details: 25 March 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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Character Area Appraisals; Trees and Development SPD.

Assessment:
<u>Summary of site and proposal</u> The application site is a detached chalet bungalow set within a residential area of Chandlers Ford. Properties on this road are primarily single storey with roof accommodation and set on wide plots with gaps between each dwelling curtilage, allowing the street to appear open in its appearance. The roadside of Oakwood Road comprises mature trees with TPO status.No.28 has a TPO tree located on the public footpath set just away from the application sites front curtilage. The application proposes a single storey front extension to serve as an entrance hall as well as a very modest increase in the size of the ground floor window to the front elevation serving the study. The roof form of the existing utility, family room and dining area is also proposed to change; as existing this is a partial pitch roof with a flat roof ridge line and it is

proposed to remove the flat roof ridge by continuing the roof pitch until the roof pitches of both sides meet. The roof will also extend beyond the footprint of the dwelling to the south side which will create an exposed canopy area and the addition of two roof lights facing onto no.30 Oakwood Road. An additional roof light is also proposed to the front elevation.

Principle of development

The development is within the urban edge where the principle of development is acceptable, in accordance with 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 proposed porch is to increase in size and will be set further forward of the existing building line. This is a modest addition to the proposal with a roof form that will match the existing porch, and on a road of varying architectural styles this will not appear unduly out of keeping. The proposed roof alteration to the furthestmost forward part of the dwelling is entirely acceptable and is not considered to materially impact the character of the area.

The proposed materials to the single-storey front extension and the proposed amended roof design area will comprise cedar cladding. The materials are acceptable and will allow the dwelling to appear coherent in its design, and on a road of varying architectures and materials, this is also acceptable. Overall, the scheme comprises an acceptable design, in accordance with the aims of Policy DM1 of the Local Plan.

Impact on residential amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it.

The proposed front single storey extension is set sufficiently far from neighbouring dwellings and is of a suitable scale to ensure it does not have any material impact on surrounding occupants. The proposed roof light to the front elevation serving a bedroom is also acceptable, as it is angled upwards and set away from any neighbouring occupants.

The proposed amendment to the roof serving the utility, family room and dining area is also acceptable, as although the ridge height is to increase, it remains at single-storey level, and the ridge is angled away from the most impacted neighbour at no.30 Oakwood Road. The proposed new roof form serving as an exposed canopy is also acceptable and will not harm amenity, as although this will be in proximity of two neighbouring windows, the windows are obscure glazed and recent floor plans of the neighbouring property show these windows serve a bathroom and an en-suite for the ground floor bedroom. Furthermore, there is a sufficient distance retained between the edge of the roof form / exposed canopy and the side elevation of no.30 as to not appear unduly overbearing.

For these reasons, 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 development would not be an overdevelopment of the site and is in accordance with Policy DM1 of the Local Plan.

Impact on trees

Policy DM11 requires proposals to protect, conserve and enhance habitats including trees that are important to biodiversity and local character. The Trees and Development SPD seek development to not involve the loss of trees that add to the value of the character of

the area, for their appearance or for biodiversity, unless they can be replaced with features of equivalent or enhanced value.

There is a TPO tree located on Oakwood Road public footpath, in front of the dwelling's curtilage. The tree officer was consulted on the proposal and raised no concerns with the development and its relation to the tree because the tree is a suitable distance away from the proposed works and the area being developed is an area that has already been developed. For these reasons, the proposal is in accordance with Policy DM11 of the Local Plan and the Trees and Development SPD.

Impact on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats. It also requires a net gain of biodiversity on all development sites.

There are records of bats and hedgehogs very close to this site. The ecology officer has been consulted on the proposal and close-up photos of eaves, soffits and the roof were provided. The ecology officer had originally requested a Preliminary Roost Assessment. Further to discussions with the officer and additional photos provided, no Preliminary Roost Appraisal was deemed required subject to an informative note being added to the application to inform the applicant that if any bats are found, then all works must cease immediately, and Natural England must be informed.

The ecology officer also requested that biodiversity enhancements should be agreed prior to a decision being made, however based on the scale of proposal and the works proposed, an informative note informing the applicant that biodiversity net gain provision is required is considered proportionate.

Overall, the scheme is in accordance with Policy DM11 of the Local Plan with informative notes added. 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 ☐
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Comments ...
