

DELEGATED OFFICER REPORT

Application Ref: F/26/100795

Site Address: 32 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of 1no. four bedroom detached dwelling with integral garage, associated parking, and bin and bike storage

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• F/17/80453 - Single storey side and rear extensions, including new roof to provide first floor accommodation. - Permit - 26/09/2017 • DC/18/83248 - Discharge of conditions 6 and 7 of planning permission F/17/80453. - Discharged - 22/06/2018 • F/19/85935 - Erection of 1no. four bedroom dwelling following the demolition of the existing dwelling - Permit - 12/05/2021 • DC/22/93082 - Discharge of conditions 3 (CEMP), 4 (tree protection), 5 (flood risk assessment), 8 (drainage), 10 (culverted main river), 11 (underground services), 12 (landscaping) and 13 (ecological enhancements) of planning permission F/19/85935 for erection of 1no. four bedroom dwelling following the demolition of the existing dwelling. - Partial discharge - 12/04/2023 • DC/23/95546 - Discharge of Condition 3 - CEMP and 10 - Culverted Main River. Original application number F/19/85935 - Not discharged - 12/10/2023 • DC/24/96843 - Discharge of condition 3 and 10 - Closed • DC/24/96836 - Discharge of Condition 3 (CEMP) and 10 (Culverted Main River), of planning permission F/19/85935, for the erection of 1no. four bedroom dwelling following the demolition of the existing dwelling. (Amended Application of DC/23/95546). - Discharged - 01/05/2024 • DC/25/100138 - Discharge of Condition 14 (external materials), Condition 15 (as-built energy and water calculations), Condition 16 (bin and cycle storage) and Condition 18 (external lighting) of planning permission F/19/85935 - Discharged - 21/11/2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation has been received from a neighbouring occupier raising concerns that construction works appear to have already commenced on site, despite the current application being under consideration.		
Parish Council:	No comments were received.		

Ecologist:	No objection to the current proposal, subject to the development being carried out in accordance with the previously approved ecological information.
Tree Consultant:	No arboricultural objection subject to the condition.
HCC Highways:	No objection.

Site Visit:	Yes ☒	No ☐
Details: 24 th February 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, DM6, DM8, DM11, DM14, DM23, DM29 and DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: <u>Site context and surroundings</u> The site comprises a residential plot which previously accommodated a detached bungalow, now demolished, and has remained largely vacant for some time. The site is subject to a Tree Preservation Order, including a prominent mature oak tree at the frontage, which makes a significant contribution to the character of the street scene. The surrounding area is residential in nature and characterised by a mix of detached dwellings, including chalet bungalows and two-storey properties set within spacious plots. The presence of mature trees and landscaped front gardens contributes positively to the visual amenity of the locality. <u>Proposal</u> The application seeks planning permission for the erection of a four-bedroom detached dwelling with an integral garage, rear single-storey flat roof element, and raised patio, together with associated parking and bin and cycle storage. It is noted from the site visit that the former dwelling has been demolished, and some works have already commenced on site. The proposal is broadly similar to the previously approved scheme under reference F/19/85935, with amendments including a modest increase in footprint, alterations to the rear roof form incorporating dormers and rooflights, and internal layout changes. A number of conditions attached to that permission have subsequently been discharged under separate applications, including those relating to construction management, tree protection, drainage, ecological enhancements, materials, and lighting.
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Policy and Principle

The application site lies within an urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed development comprises a detached four-bedroom dwelling. Its siting within the plot and relationship with Valley Road are similar to the former dwelling and broadly consistent with the established character of the area.
- The building would remain set back from the highway, maintaining a sense of openness at the frontage and allowing for appropriate landscaping, including the retention of the mature oak tree which makes a significant contribution to the character of the area.
- The dwelling would reflect the varied residential context along Valley Road, which is characterised by a mix of chalet-style and two-storey properties with differing roof forms and material finishes. The proposed use of brick and render is consistent with materials found within the surrounding area. Whilst the proposed material palette and colour may give the dwelling a more contemporary appearance, it is noted that neighbouring properties, including No.34, have been altered and extended in a manner which also introduces more contemporary elements. As such, the resultant dwelling would not appear incongruous or unduly prominent within the street scene.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The neighbouring property most directly affected by the proposal is No.34 Valley Road, due to its proximity and position adjacent to the application site. From the site visit, it is evident that the flank elevation of No.34 facing the application site contains rooflights only, with no primary habitable room side-facing windows at first-floor level. In addition, the proposed dwelling does not include first-floor side-facing windows within this elevation. As such, there would be no material overlooking or loss of privacy between the two properties.
- In terms of scale and massing, the first-floor element of the proposed dwelling would not project beyond the main built form of the neighbouring property at No.34. Whilst the single-storey rear element would extend slightly beyond the rear wall of No.34, this limited projection would not result in a harmful sense of enclosure or overbearing impact.
- With regard to rear-facing windows, these would provide outlook over the rear garden of the application site. Whilst some oblique views towards neighbouring gardens may be possible, this relationship is typical of suburban environments

where first-floor rear-facing windows are common, and mutual overlooking is often experienced to a degree.

- It is acknowledged that, due to the position of No.30 Valley Road being set further back within its plot, there may be some views from the proposed rear-facing windows towards the front garden area of that property. However, these views would be at an oblique angle and across a relatively open area and would not result in a level of overlooking that would be considered materially harmful to residential amenity.
- It is acknowledged from the site visit that, due to the change in levels across the site, the proposed raised patio would appear elevated relative to parts of the surrounding land. However, the section closest to the shared boundary with No.34 is limited in extent, with the majority of the patio area positioned further away from this neighbouring property. In addition, it is noted that it would be set at a level broadly comparable to the internal ground floor of the dwelling, it is not considered that the patio would result in a materially harmful level of overlooking or loss of privacy to neighbouring occupiers, including No.34. Any boundary treatment can be secured by condition to ensure that neighbouring amenity is appropriately protected.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has reviewed the application and confirmed that the proposal broadly reflects the previously approved scheme, with ecological matters having been addressed through earlier discharge of conditions.
- The Ecologist has raised no objection to the current proposal, subject to the development being carried out in accordance with the previously approved ecological information. It is also noted that the development benefits from the self-build exemption from the requirement to deliver 10% biodiversity net gain.

Trees and landscaping

- The application site is subject to an Area Tree Preservation Order, and the retention and protection of trees is a key consideration.
- The Council's Tree Officer has confirmed that the proposal is not significantly different to the previously permitted scheme. The submitted arboricultural information is considered acceptable, and no objection is raised subject to a condition requiring the implementation of tree protection measures in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Hampshire County Council (HCC) Highways has been consulted on the application. It is noted that the proposal relates to a single dwelling and does not

involve the formation of a new access onto a classified road. As such, the Highway Authority has advised that the development should be assessed in accordance with its standing advice.

- The proposed development provides off-street parking, including an integral garage and driveway space, and retains an appropriate access arrangement.
- Given the scale of the proposal and the absence of any material change to access, the development is not considered to result in a detrimental impact on highway safety or the operation of the local road network. The proposal is therefore considered acceptable in highways terms.

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 Environment 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. 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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

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