

DELEGATED OFFICER REPORT

Application Ref: H/26/100760

Site Address: 27 ASHBRIDGE RISE, CHANDLER'S FORD, EASTLEIGH, SO53 1SA

Case Officer: Charlie Vallis

Description: First floor side extension over the existing garage.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
Z/36400/000/00 – Two storey side extension with front and rear facing dormer windows – Permit – 3/12/1999 (Not implemented)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>16/2/26:</u> I don't see any potential bat roost features in the photos submitted. Please could you add the following informative to the decision notice: <i>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.</i> Biodiversity enhancements can be agreed before determination or can be conditioned. <u>5/2/26:</u> There are records of bats and hedgehogs very close to this site. There is also an historic record of a polecat from 2014. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits, flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Photos of any areas of the garden affected by the proposal are also required. 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.		

Site Visit:	Yes ☒	No ☐
Details: 05/03/2026		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036 (EBLP)</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places (2012); Parking Standards (2025); Character Area Appraisals.

Assessment:

Proposal and principle:

The application proposes the construction of a first floor side extension over the existing double garage. The extension would sit flush with the front wall of the two storey element of the dwelling and follow its roof ridge.

The development is within the urban edge where the principle of development is acceptable, with any formal approval being based on the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Site and surroundings:

The application site is positioned towards the north-east of Ashbridge Rise, fairly isolated on a bend towards Vanburgh Way. The site contains a two storey detached dwelling with an attached double garage to the north. The building is set back from the road behind a driveway, front garden and low hedgerow. To the north a neighbour has erected new boundary fencing with planting to the front, making the application dwelling more exposed and prominent from the street.

The application property and its surrounds have a fairly spacious character with a rise in ground levels behind the dwellinghouse allowing verdant views over the existing double garage, contributing to its spacious appearance.

Design and layout:

EBLP policy DM1, requires, amongst other things, new development to avoid an unacceptable impact on the character and appearance of urban areas and to take full and proper account of the context of the site, including the character and appearance of the locality in terms of mass, scale, layout, design and siting. Further guidance within the Quality Places SPD (pgs 45-9) sets out that side extensions should be in scale and balance with the house, suggesting setting extensions back to help the host dwelling maintain its dominance, and also highlighting the importance of corner buildings and the need to address their visual impact on all sides and avoid blank walls in the public realm.

The form, scale and appearance of the proposed first floor side extension is not considered suited to the locality. The extension would not appear subservient to the host dwelling and would result in an overly large and bulky dwelling, with an excessively long, monotonous roof line, which would undermine the spacious appearance of the plot. The extension would introduce a two storey side gable end sitting close to the boundary. This would appear harsh against the neighbouring boundary and from the street, undermining its spaciousness and resulting in unacceptable visual impact on the street.

Extensions similar to the proposal were noted during a site visit. However, these were largely tucked within or at the end of cul-de-sacs and therefore less visually prominent from the street. The most similar relatively close example was at 2 Avebury Gardens. This extension, in hindsight, appears overly large, bulky and cramped and is not considered suited to the locality. Other immediate examples at no.'s 8 and 10 Vanburgh Way, no.15 Ashbridge Rise, as well as previous permission under Z/36400/000/00, are worthy of note. These represent a more fitting form of development, appearing as subservient additions and retaining some of the spaciousness of their respective plots and surrounds.

As a note, amended plans were put forward by the agent to move the gable end to the front and with brickwork set forward from the original proposal. These changes were not considered to address the above concerns around its design and layout, instead working to increase its dominance, and as such have not been accepted.

Away from its impact on the street scene, in terms of the level of development of the plot, the proposals would not represent overdevelopment, with side access, sufficient amenity space and on-site parking to accommodate the enlarged property.

Residential amenity:

The dwelling most likely to be affected by the proposal would be no.10 Vanburgh Way. In relation to privacy, the angle between the nearest first floor window and the French doors to the rear of this neighbour appears acute, and as such the extension would likely result in unacceptable overlooking to their French doors and immediately adjacent garden space.

There is potential for overshadowing of the rear section of their garden, however this is not considered unacceptable as their primary garden areas would not be significantly adversely affected. Sufficient distance and angling between the extension and this neighbour is also such that their outlook would not be significantly restricted.

An amended scheme with 1no. rear window to be obscure glazed has been put forward to try to address unacceptable impact on neighbouring privacy. These amendments have been accepted and would go some way in mitigating overlooking from this window, however, there would continue to be obvious first floor windows in close proximity to and facing no.10. Particularly given the design of this window, they would therefore result in a perception of overlooking, which would be detrimental to the residential amenity of this neighbour's property and immediately adjacent garden area. The internal living arrangements of this bedroom would also be partially compromised by this change.

Other matters:

In consultation with the Council's Ecologist the proposed extension is not likely to adversely affect protected or priority species', subject to the guidance of the relevant advisory notes being followed. Biodiversity enhancements could be integrated into the extension.

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 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 ☒

The proposed first floor side extension by virtue of its height, width, depth and design would result in an excessively bulky addition which is not considered to be subservient or sympathetic to the host dwelling, to the detriment of the dwelling's appearance and the visual amenity and character of this part of Ashbridge Rise. As such, the proposals are considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

The position, orientation and proximity of the proposed first floor rear window of the proposed extension will result in an excessive degree of perceived overlooking of No.10 Vanburgh Way, to the detriment of the residential amenity of that property and enjoyment of their garden. As such, the proposals are considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.