

DELEGATED OFFICER REPORT

Application Ref: H/26/101025

Site Address: 56 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FJ

Case Officer: Gina Aftanas

Description: Single storey side extension to replace existing conservatory (amended description)

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Kingsway Character Area Appraisal Bats recorded in the area Gret Crested Newts IRZ – Red Zone		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/03/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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; Residential Parking Standards; Kingsway Character Area Appraisal. <u>Character Area Guidance</u> • Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots. • No healthy or mature trees would be felled or likely to be damaged. • The design of the new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.

Proposal:
This application seeks approval for a single storey side extension to replace the existing conservatory. The extension is proposed to measure approximately 6.1m in width, 3.5m in depth and 3.8m to the ridge in height, utilising materials to match the host dwelling.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey detached dwelling located towards the southwest end of Kingsway in Chandlers Ford. The property is set back from the road by way of large front garden area to the south of the property and a smaller front garden area and paved driveway to the east of the property. The rear garden is fully enclosed with hedgerow boundary treatment, with the surrounding area being of a residential, but leafy nature, featuring properties of differing styles.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The extension is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and materials to match the host dwelling. The extension measures slightly larger than the current conservatory with an increase of approximately 0.6m in width, 0.4m in depth and 0.4m in height. The pitch roof design will sit comfortably with both the dwelling as well as the surrounding area with the style complementing the existing roof styles within the vicinity.

The development will be seen from the public realm within Rufus Close. However, this is likely to be a fleeting view, masked by the hedgerow boundary treatment and use of complementary materials, therefore not negatively affecting the street scene.

In conclusion, the development would not be an overdevelopment of the site and would retain sufficient amenity space. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and the Kingsway character area appraisal.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the detached nature of the dwelling, the positioning of the neighbouring property at number 54 Kingsway, and taking into account the conservatory already in situ, the proposal is not likely to cause additional harm to this neighbouring property. The modest increase in size and boundary treatment already in place, ensure this neighbour's amenity is not negatively impacted by the development. Although a window is proposed facing this neighbour, the window will be smaller than the existing conservatory window, therefore reducing any potential overlooking into the neighbouring garden.

No other neighbours are likely to be affected by this proposal due to the large rear garden and location on a corner plot.

Overall, 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.

Ecology

Due to records of bats, common toads, great crested newts and hedgehogs near this site, the Council's Ecology Team were consulted as part of the application process. After reviewing the site, they have concluded that there are no potential bat features or habitat for great crested newts, toads or hedgehogs, however, nesting birds could be using the vegetation near the house. It has been concluded that no survey are required, and there is no objection to the development, subject to the following informative being included within the decision notice.

- A precautionary working method will be required. It must include the following:
All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
Any excavations must be covered at night or be fitted with a small animal escape ramp
No fires can be lit on site.
Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
Any animals found on site should not be handled but be allowed to move away to a place of safety on their own. Although unlikely, if any great crested newts are found all work must stop and Natural England must be called to determine whether a license will be required.
Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Other Material Considerations

- 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; (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: this application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐