

DELEGATED OFFICER REPORT

Application Ref: H/26/101102

Site Address: 19 SHAFTESBURY AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3BR

Case Officer: Gina Aftanas

Description: Single storey rear and side extensions. Demolition of existing side elevation conservatory.

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

Planning History?	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 Comment</u> If the full project detailed plans are presented with this application then there are few if any grounds for formal objection. However, the following should be noted: this is the 8th property within 100m of mine likely to last 2-5 months. No. 21 Shaftesbury given approval in 2024 had 1st and unnotified 3rd storeys built lasting 8 months. There have been 2 full rebuilds at 25a Shaftesbury less than 50m, taking 10 months and another demolition and rebuild at 15? Shaftesbury which has been going on for several years including one in 100m in Bournemouth rd, which seems to be going on for 5 or 6 years. All these projects have taken place in the last 6 years and represent constant building work through the last 5 summers. In some cases building work at weekends including Sundays has taken place. In some cases outside radios have been blatant. Therefore, I very strongly urge the decision makers for the current application to make clear to the builders the appropriate times and days for working, and that outside radios are not welcome by local residents. Also that these considerations are enforceable. Residents were not given notice of the third storey development on the project at No.21 Shaftesbury, the house adjoining the current application. We were shown only the finished look of the bottom storey. However, the builders were given plans for a 3rd storey under the guise of a "dormer window" installation. If what was actually built and took 3 months is a "dormer window" then Beaulieu House is a garden shed. The planning dept says it is a planning consideration if neighbours are overlooked by a ground floor extension which is generally fine, as in the current proposal, but ignore 3rd storey developments which really do compromise people's privacy completely. Therefore, I made sure to ask the Case Officer of the current development if there were undisclosed plans. I was assured there were no such plans. In view of that I hope if planning approved the project goes swiftly and quietly. <u>1 Objection</u> The planned extension work involves building over a drain /cover which we believe may provide shared access to our property 17 Shaftesbury avenue. We also have 2 children under 7 years old one with suspected asthma who enjoy playing in the garden and would be negatively effected in terms of health by dust and building material entering the property. My oldest son also has autistic traits and finds loud noise such as those made during construction unbearable.		
Parish Council:	No Comment Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/04/2026 – 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 Eastleigh Borough Local Plan 2016-2036 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.

Proposal:

This application seeks approval for the erection of a single storey rear and side extension. The side extension measures approximately 1.7m in width, 5.4m in length and 3m to the ridge in height and includes 1no. door on the front elevation, 1no. window on the rear elevation and 3no. rooflights. The rear extension measures approximately 5.8m in width, 1.7m in depth and 3.6m to the ridge in height at the highest point and includes bifold doors leading into the rear garden and 4no. rooflights. Both elements to this proposal utilise 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 site comprises a two-storey semi-detached dwelling located towards the western end of Shaftesbury Avenue in Chandlers Ford. The property is set back from the road by way of paved driveway, with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring different style house-types.

Design 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 single storey subservient design, use of matching materials and set back placement of the side extension, ensure that although it will be seen from the public realm, it will not be an obtrusive addition or likely to cause harm to the street scene. Due to the positioning of the property, the rear extension will not be seen from the public realm.

The use of a pitch roof design for both elements of this proposal, allow the developments to sit comfortably with the host dwelling as well as the surrounding area with pitch roofs being a prominent feature within Shaftesbury Avenue.

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.

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.

The most likely affected neighbour is number 17 Shaftesbury Avenue. The side extension is proposed to increase by 2m in depth towards the front elevation and 0.2m in width towards the neighbouring property, this increase is expected to cause a minimum impact due to the use of a pitch roof design and absence of windows on this side. This reduces any potential overbearing impact or loss of privacy. The separation gap between the properties in relation to the rear element of this proposal, and the movement of the sun ensures there will be no loss of light to this neighbour.

The neighbouring property to the east, number 21 Shaftesbury Avenue is unlikely to be affected by the proposal due to the rear extension meeting the neighbours existing built line and no windows proposed to this side elevation. The proposed side extension will not affect this property as it does not extend towards the rear. The proposal is therefore not likely causing any harm to this neighbour's amenity.

The representations received for this application include one comment and one objection.

The comment raises concerns about the level of development in this area over the past five years with lots of unwelcomed noise. It also questions whether there are any undisclosed plans to add an additional storey.

The building of previous surrounding development and the noise created is not a material planning consideration and therefore cannot influence the assessment of this application. Some properties benefit from Permitted Development Rights (PD), which allow certain works to be carried out without planning permission provided they meet specific criteria. If there is a belief that any building work does not comply with PD regulations, this can be reported to the Council's Enforcement Team for investigation. This particular application does not include an additional storey to the property, this is expressed within the 'Site, Block and Location Plan' submitted within the application.

If construction activity occurs outside standard working hours or if associated noise becomes unreasonable, this is managed under separate legislation designed to address and reduce such impacts at the time they arise.

The objection consists of two elements: a drain cover within the garden and dust, building materials and noise during construction.

The drain cover was queried with the agent who confirmed drainage has been discussed with Southern Water who were able to confirm that there is a manhole cover by the step to the existing conservatory and that it is not a drain shared with the neighbouring property.

The agent has also confirmed the manhole cover will be relocated during the works. Similar to above, dust, building materials and noise during construction is not within the planning remit and should be dealt with at the time of occurrence via separate legislation.

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.

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 ☐