

Urban Design Comments:

F/26/101233 – 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX

From: Urban & Landscape Design Team to Development Management

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Date: 30 April 2026

Proposal: Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road.

1. Site and Context

The application site occupies a prominent corner position within an established residential area characterised predominantly by two-storey terraced housing. Following the demolition of the former commercial buildings, the site is currently vacant and presents a clear opportunity for redevelopment. Its location at the junction of Chamberlayne Road and Derby Road gives it a strong presence within the local townscape, and as such, any proposal must respond carefully to both frontages and the prevailing character of the surrounding streets.

The submitted Design and Access Statement demonstrates a good understanding of the site's context, including the established urban grain, building typologies and neighbouring residential sensitivities. The proposal acknowledges the importance of integrating the development into this context in a way that reinforces the existing character while making effective use of this brownfield site.

2. Principle of Development

The principle of residential development on this site remains acceptable. The site is sustainably located within close proximity to Eastleigh town centre, with access to a range of services, facilities and public transport. It also sits within an established residential area, making its redevelopment for housing both logical and appropriate.

The proposed development of 12 units, comprising a mix of terraced houses and apartments, represents an efficient use of the land while maintaining a form and scale that can be accommodated within the surrounding context. The mix of unit types is also considered appropriate in contributing to a varied residential offer.

3. Response to Previous Refusal

The current scheme represents a clear and positive response to the reasons for refusal associated with the previous application. The reconfiguration of the layout and redistribution of built form across the site demonstrate that earlier concerns have been meaningfully addressed.

In particular, the relocation of terraced housing to the Chamberlayne Road frontage provides a more contextually appropriate response, reflecting the established rhythm and character of that street. The siting of the apartment building along Derby Road is also considered a more suitable approach, where a slightly larger built form can be more comfortably accommodated.

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The revised proposal also shows improvements in terms of scale, massing and articulation. The use of a 2.5-storey form with accommodation within the roof reduces the perceived height of the development, while the introduction of gables and variation in the Derby Road elevation helps to break down the overall mass of the building. These changes collectively result in a scheme that sits more comfortably within the surrounding townscape.

4. Layout and Site Planning

The proposed layout responds well to the established urban pattern and makes effective use of the site. The terraced houses along Chamberlayne Road reinforce the existing street frontage, reflecting the rhythm and proportions of neighbouring properties. The apartment building on Derby Road is positioned in a manner that addresses the street appropriately while respecting the character of the area.

Access to the site is taken from the western lane, which is considered a logical and appropriate solution. This approach helps to minimise disruption to the primary frontages and ensures that parking and servicing do not dominate the public realm. The arrangement of parking within the site appears functional and integrated, supporting the overall layout without detracting from its quality.

5. Scale, Massing and Form

The approach to scale and massing has been significantly improved compared to the previous proposal. The use of 2.5-storey buildings, incorporating roof accommodation, provides a balanced response that aligns more closely with the surrounding two-storey context while allowing for efficient use of the site.

The articulation of the built form, particularly along Derby Road, is successful in reducing the perceived bulk of the apartment building. The introduction of gables and variation in the roofline contributes to a more domestic and visually engaging appearance, helping the development to integrate more effectively within the streetscape.

Overall, the scale and form of the proposal are considered appropriate and proportionate to the site and its surroundings.

7. Privacy and Residential Amenity

The revised scheme demonstrates a clear improvement in its relationship with neighbouring properties. The positioning of buildings, orientation of windows and increased separation distances have reduced the potential for overlooking and loss of privacy.

While detailed considerations such as window treatments and boundary conditions would be addressed at determination stage, the proposal is considered acceptable in principle from a residential amenity perspective. The scheme provides a reasonable balance between efficient site use and the protection of neighbouring amenity.

8. Materials and Architectural Treatment

The proposed material palette is appropriate and reflects the character of the surrounding area. The use of brickwork, pitched roofs and a restrained architectural approach contribute

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to a development that is domestic in character and capable of integrating successfully within its context. The overall architectural treatment is coherent and avoids unnecessary complexity, supporting a design that is both practical and visually compatible with the existing streetscape.

9. Conclusion

Overall, the submitted proposal represents a well-considered and significantly improved scheme for the redevelopment of this site. It demonstrates a clear understanding of the local context, responds positively to previous concerns and delivers a form of development that is coherent, appropriately scaled and contextually responsive.