

DELEGATED OFFICER REPORT

Application Ref: H/26/100845

Site Address: 232 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey rear extension; garage conversion; loft conversion including ridge height increase, rear dormers and rooflights; and alterations to fenestration (Amended description)

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

Planning History?	Yes ☒	No ☐
• Z/26040/001/00 - Erection of perimeter walls - Permit - 17/08/1988 • F/07/61750 - Construction of 3 storey block of 10 flats and bin/cycle store with car parking and new vehicular access following demolition of existing dwelling and garage. - Dismissed - 27/10/2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecologist:	No objection subject to ecological enhancement measures.		
Tree Consultant:	No objection subject to tree protection measures being secured by condition.		

Site Visit:	Yes ☒	No ☐
Details: 10 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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Site context and surroundings

The application site contains a detached two-storey dwelling located on the northern side of Leigh Road. The surrounding area is predominantly residential in character and comprises mainly detached and semi-detached dwellings of varied age and appearance.

The existing dwelling is of a distinctive appearance compared to surrounding properties, incorporating recessed arched openings at the first-floor level and a front balcony feature. The dwelling also occupies a relatively spacious plot with gated frontage.

Proposal

The application seeks planning permission for a two-storey rear extension, garage conversion, loft conversion including a ridge height increase and rear dormers, together with associated alterations to fenestration. The proposal would create additional accommodation within the roof space.

Originally, the application proposed dormer windows on the front roof slope. Concerns were raised regarding the visual impact of these elements, as they appeared visually prominent and materially altered the character of the existing roof form. It was also noted that front dormers are not a common feature along this part of Leigh Road, resulting in a more visually intrusive appearance within the street scene.

Following discussions with the agent, amended plans were submitted which relocated the dormers to the rear roof slope and replaced the proposed front dormers with rooflights. Given that the amendments were considered to represent an improvement to the scheme rather than a material intensification of impacts, no further consultation was undertaken.

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 application property is already a large detached dwelling occupying a spacious plot and displaying architectural characteristics distinct from many surrounding dwellings. Whilst the proposal would increase the overall scale, height and built form of the dwelling, it would remain subordinate to the host dwelling and retain the overall character and appearance of the property.
- The garage conversion would result in alterations to the fenestration at ground floor level. However, these changes are modest in scale and are not considered to appear incongruous or visually prominent within the street scene.
- The amended roof design is considered to significantly improve the visual appearance of the proposal. The removal of the originally proposed front dormers avoids the introduction of visually dominant features onto the principal elevation and retains the simple hipped roof character when viewed from Leigh Road. The proposed rooflights to the front roof slope are modest in scale and sit flush within the roof plane, thereby reducing their visual prominence within the street scene.

- The proposed two-storey rear extension and rear dormers would primarily be visible from neighbouring private rear gardens and would not appear unduly harmful within the wider public realm. The scale and positioning of the rear dormers are considered proportionate to the enlarged roof form and would read as subordinate additions to the host dwelling. The proposed external materials would match the existing dwelling and would assist in integrating the development into the existing built form.

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 proposal would extend the dwelling at ground and first floor levels and introduce additional accommodation within the roof space. Whilst the development would increase the overall height and built form of the dwelling and project approximately 4.0m beyond the existing rear elevation, given the siting, scale and relationship with neighbouring dwellings, it is not considered to result in an unacceptable overbearing impact or harmful loss of light to adjoining occupiers.
- No additional first-floor side-facing windows are proposed and therefore the development would not materially increase opportunities for overlooking towards neighbouring properties. Whilst the rear dormers would introduce additional rear-facing windows at roof level, given the separation distances and the existing relationship between neighbouring rear-facing windows, the proposal is not considered to result in materially harmful overlooking or loss of privacy to neighbouring occupiers.

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 initially raised concerns regarding the potential presence of bats due to raised roof tiles and missing soffit vent screens which could provide access points into the roof space. A Preliminary Roost Appraisal (PRA) was therefore requested prior to determination of the application.
- A PRA was subsequently submitted and reviewed by the Council's Ecologist. The building was assessed as having negligible potential for roosting bats and no further survey work was required. The Ecologist recommended the inclusion of a bat box as an ecological enhancement together with informatives relating to precautionary working methods and external lighting.

Trees and landscaping

- The Council's Tree Consultant confirmed that there are protected trees located to the rear of the site and within neighbouring land. Whilst no direct arboricultural objection was raised, it was noted that the scale of the works necessitates appropriate tree protection measures during construction.

- A condition requiring the submission and approval of a Tree Protection Plan in accordance with BS5837:2012 prior to commencement of development is recommended. Subject to compliance with this condition, the proposal is not considered likely to result in unacceptable harm to retained trees or the wider character of the area.

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.
- The proposal would not affect the existing parking area, and the site benefits from ample off-street parking and manoeuvring space. As such, the proposal is not considered likely to result in inadequate parking provision or adverse highway safety impacts.

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. 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 ☐