

DELEGATED OFFICER REPORT

Application Ref: H/26/101064

Site Address: 6 MONTGOMERY WAY, CHANDLER'S FORD, EASTLEIGH, SO53 3PY

Case Officer: Katie Lasham

Description: Erection of roof dormers and roof lights to create loft conversion, and a single storey front extension with new porch.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge EBC Owned Land		

Planning History?	Yes ☒	No ☐
F/16/78540: Single storey side extension following removal of existing conservatory. Approved June 2016. Z/27147/000/00: Erection of 54 detached dwellings. Approved March 1984.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment received raising the following issues: Questions raised regarding restriction on working hours during construction, noise restrictions during construction, expected duration of construction and means of access for construction plant and material.		
Parish Council:	No Comment		
Ecology:	There are records of bats and hedgehogs. On review of photos, there are no obvious bat roost features. Hedgehogs are unlikely affected as porch is located on existing hardstanding. Requests two informative notes are added with regards to biodiversity enhancement and informing the applicant that if bats are found, works should cease immediately and Natural England be contacted.		

Site Visit:	Yes ☒	No ☐
Details: 25 March 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; Parking Standards; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is set within a residential area of Chandlers Ford, and forms part of a development that received planning permission in 1984 for the erection of 54 detached dwellings A site visit on 25 th March 2026 made clear that the character and appearance of the area is one of cohesion, where dwellings whilst different in their particular styles and

design, all offer resemblance of scale and of a cohesively designed scheme and of particular relevance, properties in this area have not created significant alterations to the roof space, preserving the visual amenity from dwellings within the immediate area from that of the properties when originally built.

The application site is a mock-tudor 4-bedroom dwelling prominently located on a corner plot, with the front, rear and east side elevations very visible from the wider street scene of Montgomery Way and Guildford Drive. The property is a two-storey dwelling with a cropped gable roof design and a lower set integral double garage. The existing property is an L-shape, with existing car parking spaces for at least four cars. A brick wall is set to the side boundary of the property that separates it from the main road of Montgomery Way, with the property accessed within a small cul-de-sac. A single-storey side /rear extension was approved at this dwelling in 2016, planning reference: F/16/78540.

The application proposes a single-storey front extension which will infill much of the existing L-shaped dwelling and will serve as an increased size study room and a new porch with an exposed canopy that will extend beyond the existing frontmost building line. Two dormers; one to the front elevation and one to the west side elevation are also proposed to serve as a new fifth bedroom and en-suite.

Principle of development

The development is within the urban edge where the principle of development is acceptable, in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

The application proposes the erection of a hipped roof single-storey extension to the front elevation and a gable ended exposed canopy. These alterations are prominently visible from the street scene and will create a noticeable expanse of new built form to the site frontage. The roof form selected for the front extension offers some resemblance to surrounding properties on this road however due to the depth of the front extension, this will create a large area of flat roof, which is not characteristic of the area. The gable end of the exposed canopy is also a wide addition to the street frontage. It has been designed to assimilate well with the proposed dormer but bears little resemblance to the host dwelling. Whilst it is noted this is single storey only in scale, it is prominently located and will upset the otherwise uniformity and simplistic design of neighbouring property frontages and will have built form that will extend beyond the existing front building line. There are examples of front extensions to properties on this road, but they are smaller in scale, offer much less flat roof and are well proportioned to the existing dwelling, whereas this dwelling will create a large amount of infilled built form that is piecemeal in its design that offers little resemblance in its design to the host dwelling, harming both the design of the dwelling and the character of the area.

The proposed dormers are large additions to the roof form that create considerable expanse of roof development. The Quality Spaces SPD makes clear that changes to the shape of a roof need to be carefully considered and that dormer windows should not dominate the roof, but should complement the existing features of the house in terms of proportion, size, position and detailing. It goes on to explain that the dormer should be set well down from the ridge and well up from the eaves. The dormer is set well up from the eaves but offers little subservience from the ridge line. The scale of the front dormer is an unacceptable roof alteration as it extends over much of the roof area, dominating the roof form and creating a jolting addition to the street scene. It fails in both scale and design to relate well to the host dwelling and appears as piecemeal development. The dormer to the west elevation, whilst less prominent from the wider street scene is still visible from the public domain of

Montgomery Way and would again appear as a piecemeal development that dominates the roof space, offering a scheme that offers both poor design principles and creates a scheme contrary to the character and appearance of the area.

The proposed scheme creates a large increase in footprint at both roof level and ground floor level at the disbenefit of the dwellings design and the character and appearance of the area. For the reasons stated, the scheme is considered contrary to Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Residential amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it. The proposed single-storey front extension and canopy is of an acceptable scale and distance from neighbouring dwellings to not create any undue harm on neighbouring amenity. The proposed dormer to the front elevation fronts onto the roadside of Montgomery Way and faces onto the front elevation of no.12 Montgomery Way immediately opposite. With the application site set a suitable distance away from this neighbouring property and due to the orientation of the two neighbours, there is not considered to be any undue harm created on this neighbouring property. The dormer proposed to the west side elevation faces onto no.8 Montgomery Way. An existing first floor window is shown on the neighbouring properties affected side elevation that the dormer will face onto. This proposed dormer is to serve an en-suite; as a non-habitable room this could be appropriately conditioned to be obscure glazed if the scheme was to be acceptable in all regards, to ensure the privacy of both the occupants and the neighbours could be maintained, and to ensure no harmful overlooking.

A representation has been made with regards to questions for the construction works, in relation to timings of works, noise, duration of build and access. The scale of the proposal does not warrant a specific condition in relation to providing a construction management plan. Disturbance, length of build time and noise during construction and access for construction are not material planning considerations and are covered within separate legislation.

Overall, the proposal accords with 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. With the dormers set a suitable distance away from neighbouring properties, there is no harm to neighbouring units by way of loss of light or overshadowing. For the reasons set out, the scheme is in accordance with Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Impact on highways

Policy DM14 of the Local Plan requires new development to provide enough parking spaces in accordance with the Parking Standards SPD. The dwelling as existing comprises four bedrooms and this proposal seeks to add one additional bedroom to the second floor to create a 5-bedroom dwelling. The Parking Standards SPD makes clear that for a 4 or 5 bedroom dwelling, 3 vehicle parking spaces are required. The site frontage will remove much of the existing forecourt parking, particularly with the exposed canopy extending beyond the frontmost building line. Despite the large footprint increase to the site frontage, with the double garage adjacent and the area immediately outside the garage still comprising sufficient space for two vehicles to be parked, as well as a space that could be retained in front of the exposed canopy, the site can still suitably provide sufficient parking space for 3 vehicles and as such the application accords with the requirements set out within the Parking Standards SPD. Furthermore, on the surrounding roads there is sufficient unrestricted on-road parking available for any required overspill parking.

For the reasons, the scheme is in accordance with the aims of Policy DM14 of the Local Plan and the Parking Standards SPD.

Ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats. It also requires a net gain of biodiversity on all development sites. The ecology officer has confirmed the proposed works are acceptable to preserve wildlife. If the scheme was acceptable in all regards, two informative notes would be added. One for biodiversity enhancements in accordance with Policy DM11 of the Local Plan, and one to make clear to the applicant that if bats are found during development, then works should stop and Natural England must be informed.

For the reasons stated above, the scheme is in accordance with Policy DM11 of the Local Plan.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. 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:

Recommendation:	PERMIT ☐	REFUSE ☒
Comments ...		