

DELEGATED OFFICER REPORT

Application Ref: H/26/101115

Site Address: 10 VANBURGH WAY, CHANDLER'S FORD, EASTLEIGH, SO53 1SE

Case Officer: Charlie Vallis

Description: Convert existing double garage. Change mono-pitched roof over porch to dual pitched. Change colour of all fenestration to Anthracite Grey.

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

Planning History?	Yes ☒	No ☐
- Z/16805/000/00 – Residential & associated development – Appeal allowed – Dec 1977 - Z/16805/002/00 – Construction of roads, junctions, footpaths, verges & drainage – Permit – Nov 1978 - Z/16805/004/00 - Siting and design of 63 dwellings with garages – Permit – Aug 1979 - Z/32992/000/00 – Addition of dormers and raising of roof – Permit – Aug 1993		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	There are records of bats and hedgehogs nearby. Other than the hanging tiles on the dormers where there are a few gaps, I don't see any potential bat roost features in the photos of the house that is available on Google maps. It is likely that the window frames on the dormers can be changed without removing the hanging tiles, however there would be noise and vibrations in this area while the work is being done. This would disturb bats that could be roosting under the tiles. As a precaution, any work affecting the dormers with hanging tiles must be done outside the main bat activity season which is from May through August inclusive. If this is not possible, then a preliminary bat roost appraisal will be required. The work affecting the porch roof and garage conversion can be done without any timing restrictions or surveys. Please could you add the following informative to the decision notice: <i>All bats and their roosts are protected by law in the UK. Even though the hanging tiles will not be directly affected by replacing the windows, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (https://www.bats.org.uk/) explains why bats are protected and what to do if you find a bat at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works.</i> Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (Dec 2024) paras 187d and 192b. A bat box and swift nest box may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 7.5.2026		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Parking Standards; Character Area Appraisals.

Assessment:Principle:

The development is within the urban edge where the principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Design and layout:

The alteration of the porch to a pitched roof is a modest alteration which would suit the gable forms present on the host dwelling. Replacing all windows to anthracite grey would also complement the materials of the host dwelling and is considered acceptable, with similar window materials noted in the locality.

The conversion of the existing double garage, although departing from the prevailing appearance of properties in the locality, would sit comfortably and appear in balance with the host dwelling. These alterations are likely to have been allowed under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A – as no conditions restricting future garage conversions have been noted on previous planning permissions at the property. In addition, the proposals are in line with the requirements of the Parking Standards SPD, with 3no. on-site car parking spaces retained to the front of the site.

The proposals would not represent overdevelopment of the site and respect the character and appearance of the host dwelling and its locality.

Residential amenity:

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. Fenestration alterations would not result in any significant increased overlooking to neighbouring properties.

Other matters:

The Council's Ecologist provided detailed comments in relation to this application. The recommended advisory note will be applied to ensure that the applicant is aware of their responsibilities in relation to the protection of bats during construction. Given the small scale of the works and that replacement windows can be installed without planning permission, a condition restricting the timing of works was not considered necessary in this instance.

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 by 2025; (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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...