

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/101042

**Site Address:** 32 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LX

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Erection of a single-storey rear extension and front porch, and erection of a detached outbuilding for use as a one-bedroom annexe

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the Urban Edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Z/30705/000/00 - Single storey side extensions - Permit - 29/11/1988</li></ul> |                                                |                                    |

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|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                         | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | One comment was received raising concerns regarding the proximity of the proposed rear extension to the neighbouring property and the resulting impact on light and outlook to a bedroom window at the adjoining dwelling. |                                             |                                           |
| Parish Council:   | None received.                                                                                                                                                                                                             |                                             |                                           |

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|--------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 7 <sup>th</sup> April 2026. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury Road West)          |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b><u>Site context and surroundings</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>The application site relates to a detached three-bedroom single-storey bungalow located on the western side of Oakwood Road, Chandler's Ford. The property is characterised by a hipped roof form with an attached garage and an overall L-shaped footprint. The rear garden is primarily laid to lawn and currently contains a detached outbuilding.</p> <p>The surrounding area is predominantly residential in character and comprises mainly detached dwellings of varying styles and forms.</p> |

## **Proposal**

The application seeks planning permission for the erection of a single-storey rear extension and front porch, together with the erection of a detached outbuilding for use as a one-bedroom ancillary annexe for carer accommodation.

The proposed rear extension would infill part of the existing recessed rear corner created by the L-shaped footprint of the dwelling. The extension would have an overall depth of approximately 7.5m and would project approximately 3.3m beyond the existing rear elevation. The extension would incorporate a flat roof design and would be finished in composite cladding with a natural oak finish and anthracite-framed doors and windows.

The detached annexe would replace the existing outbuilding within the rear garden and would also be finished in composite cladding with a natural oak finish and anthracite-framed doors and windows. The applicant has confirmed that the annexe is intended to provide ancillary accommodation for a live-in carer associated with the occupier of the main dwellinghouse.

The proposed front porch would be modest in scale and centrally positioned on the front elevation. It would incorporate a pitched roof design with materials to match the existing dwelling.

Originally, the proposed rear extension extended up to the side wall of the host dwelling and was positioned closer to the shared boundary with the neighbouring property at No. 34. Following concerns raised during the assessment process regarding the relationship with the neighbouring bedroom window, discussions were undertaken with the applicant, and amended plans were subsequently submitted.

The revised scheme reduces the width of the extension by setting it approximately 550mm away from the side wall, thereby increasing the degree of separation from the neighbouring property. The occupier of No. 34 Oakwood Road was notified of the amended plans during the course of the application.

## **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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
  - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
  - ii) no healthy mature trees would be felled or likely to be damaged.
  - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.
  - iv) the existing building line along street frontages is respected.
- According to the Annexes for dependent relative supplementary planning advice, the design, scale and visual impact of a proposed annexe must be appropriate to the site. The Council is unlikely to grant permission for an extension to be used as an annexe, if in other circumstances the proposal would not be acceptable. In

determining a planning application for an annexe the Council will expect the proposed development to:

- i) be subordinate in scale to the principal dwelling. An annexe capable of being made into a separate dwelling, will not be acceptable;
- ii) be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling;
- iii) share a vehicular access with the principal dwelling;
- iv) be in the same ownership as the principal dwelling;
- v) have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe;
- vi) comply with the Council's normal design standards for extensions, and include adequate amenity space and car parking provision for the enlarged property.

#### **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 proposed rear extension would remain single storey in form and would incorporate a flat roof design, which assists in reducing its overall bulk and visual prominence when viewed from surrounding properties. The use of composite cladding with a natural oak finish is also considered to soften the overall appearance of the extension. Given its rearward siting, the extension would not be highly visible from the public realm and is therefore not considered to result in a harmful impact on the character or appearance of the street scene.
- The proposed front porch would appear modest and proportionate to the host dwelling and would not appear visually intrusive within the street scene. Its pitched roof design and use of materials to match the existing dwelling would ensure that it integrates satisfactorily with the appearance of the host dwelling.
- The detached annexe would be modest in scale and positioned within the rear garden in a broadly similar location to the existing outbuilding. Its simple flat roof form and use of composite cladding with anthracite-framed fenestration are considered acceptable within the context of the site. Overall, the structure would appear comparable in character to a typical domestic outbuilding and would remain visually subordinate to the host dwelling.

#### **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 main consideration relates to the relationship between the proposed rear extension and the neighbouring property at No. 34 Oakwood Road, particularly in relation to the outlook and light received by side windows serving habitable rooms.
- It is acknowledged that the proposed extension would be positioned relatively close to the shared boundary and would result in some impact on the outlook currently experienced from the neighbouring windows. However, the amended plans have increased the separation distance between the extension and the

shared boundary, thereby reducing the perceived sense of enclosure and dominance.

- Furthermore, the extension would remain single storey in form and would incorporate a flat roof design, which assists in limiting its overall visual impact. Whilst it is acknowledged that there would be some change to the outlook and light currently experienced from the neighbouring property, the application site is located to the north of No.34, which limits the extent of direct sunlight affected by the proposal. The resulting relationship is therefore not considered so harmful as to warrant refusal of the application.
- The proposed annexe would be positioned within the rear garden adjacent to the boundary with No. 30 Oakwood Road. However, given its single-storey scale, siting and relationship with the neighbouring detached garage, the proposal is not considered to result in an unacceptable impact on neighbouring outlook, light, or privacy.
- The applicant has confirmed that the annexe would be used in connection with the care needs of the occupier of the main dwellinghouse. Having regard to its scale, siting, and relationship with the host dwelling, the accommodation is not considered likely to function as an independent dwelling. A condition will be imposed to ensure that the annexe remains incidental and ancillary to the main dwellinghouse.
- The proposed front porch, by reason of its modest scale and siting, is also not considered to result in a harmful impact on neighbouring residential amenity.

#### **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 development would not adversely affect the existing parking arrangement at the site. Whilst the scheme includes an ancillary annexe, sufficient off-street parking would remain available to serve the host dwelling and ancillary accommodation.

#### **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** ☐