

DELEGATED OFFICER REPORT

Application Ref: H/26/101065

Site Address: 79 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FJ

Case Officer: Gina Aftanas

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders within the site boundary Records of bats in the area		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
PD/17/81060	Single storey conservatory to rear and white rendering.	Planning not required – 28/07/2017
T/20/88011	1no. Scots Pine (T1).	Sectional felling to ground level – 10/08/2020

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No objection subject to the following condition <i>No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area (as defined by British Standard 5837) of any tree protected under Tree Preservation Order legislation, except where hard standing already exists.</i> <u>Reason:</u> to retain and protect the existing trees which form an important part of the amenity of the locality.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/04/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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.

Proposal:

This application seeks approval for a single storey, flat roof rear extension. The extension measures approximately 10.2m in width, 4.34m at its largest in depth and 3m in height. It consists of 1no. window and 1no. door to the rear elevation, 1no. door to the eastern elevation and 1no. window to the front elevation. The design utilises render to match the host dwelling and an EPDM roof with sky lantern.

Assessment:Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site consists of a two-storey detached dwelling located to the western end of Brownhill Road in Chandlers Ford. The property is set back from the road by way of a large front garden area and block paved driveway. The surrounding area is of a leafy, but residential nature, featuring different style house-types.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The extension is suited to the host dwelling in terms of its form, scale and appearance by use of single storey subservient design and matching materials. The use of a flat roof for the extension would not be out of character, reflecting the design of the existing garage and other flat-roof extensions found within the surrounding area.

Although the extension will be partially visible from the public realm, its set-back position within the plot, combined with the use of matching materials and a size and design not dissimilar to the existing garage, ensures it will not harm the character or appearance of the street scene.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The neighbouring property to the east, number 77 Brownhill Road, is closest to the development; however, the single storey design, lack of windows to the neighbours side elevation, and the movement of the sun, the proposal is unlikely to have a negative impact in terms of loss of privacy, light or outlook.

The neighbouring property to the west, number 81 Brownhill Road, is also unlikely to be negatively impacted by the proposal due to the separation distance, movement of the sun and outbuilding already in situ.

There are no other neighbours likely to be affected by this development.

As a result, 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.

Trees

Due to the site containing trees subject to Tree Preservation Orders, the Council's Tree Officer was consulted as part of this application. The officer found no objection to the proposal subject to the following condition being included within the decision notice.

- No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area (as defined by British Standard 5837) of any tree protected under Tree Preservation Order legislation, except where hard standing already exists.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

Ecology

Near to this site there are records of bats and hedgehogs. Due to this, the Council's Ecologist was consulted; after reviewing the site, the officer found no objection to the proposal, subject to the following informatives being included within the decision notice.

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.
- Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.
A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.
(<https://www.bats.org.uk/our-work/putting-up-your-box>)
Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Other Material Considerations

- 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; (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 Environment 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐