

DELEGATED OFFICER REPORT

Application Ref: H/26/101183

Site Address: 92 PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JT

Case Officer: Gina Aftanas

Description: Single Storey rear extension with flat roof and replacement of attached garage

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders within the site boundary 1,000 year extent surface water flooding Bats recorded in the area Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☐	No ☒
No relevant planning history.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One comment – 73 Pine Road.</u> Please can it be checked that the garage work/extension will not be used for their motor business/race team and therefore creating a lot of noise of those houses nearby. If not, then no concern/objection. <u>Response</u> The proposed use of the garage was questioned to the agent with confirmation received that classic cars will be stored within the garage, hence the length. A condition will be applied to restrict the use of the garage to protect the amenity of neighbours.		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No objection subject to the submission of a Tree Protection Plan.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 24/04/2026 – 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 extension and replacement of pitch roof garage.

The rear extension measures approximately 9.43m in width, 3.12m in depth and 3.15m in height utilising materials to match the host dwelling.

The garage will be extended to approximately 4.47m in width, 13.31m in depth and 3.66m to the ridge in height utilising matching brick on the neighbour's elevation and finishing render to the other elevations.

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 comprises a two-storey detached dwelling located toward the western end of Pine Road in Chandlers Ford. The property is set back from the road by way of block pave driveway and front garden area, with the rear fully enclosed utilising both fencing, as well as the existing garage as boundary treatment.

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 design of the rear extension is suited to the host dwelling in terms of its form, scale and appearance, by use of subservient design and matching materials. The use of a flat roof profile will sit well within the surrounding area, with other flat roof extensions along Pine Road. Due to the positioning of the extension, it is not likely to be seen from the public realm and will therefore not affect the street scene.

The proposed garage design is well-suited to the property, both in form and appearance, with its style and materials remaining consistent with the surrounding character. The ridge will retain its pitched-roof profile, and its position will be slightly set in from the existing alignment to increase separation from the neighbouring property. Extending the garage forward toward the front of the dwelling is not expected to result in any adverse impact on the street scene as other properties along Pine Road have extended on this side of the property. The garage is also proposed to extend towards the rear where there is existing hard standing.

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 rear extension is not likely to cause a negative impact on neighbouring properties due to its single storey, flat roof design. This element is set in from the neighbour to the east

and will be hidden by the garage element of the proposal. The neighbour to the west of the site has an existing structure that would shield most of the development from their view.

Although the garage is of a notable scale, it is not expected to give rise to an unacceptable impact on the neighbouring property at 90 Pine Road. The proposed 0.6 m increase in height is modest and is further mitigated by the structure being set slightly in from the existing alignment, reducing any perceived massing. The neighbouring elevation contains no windows, and no openings are proposed on this side of the extension, ensuring that issues of overlooking or loss of privacy do not arise.

Amended plans were received on 05/05/2026 to include an existing window on both existing and proposed plans that were previously missing, and to increase the size of one of the proposed windows on the eastern elevation. The property currently has 3 no. windows to this elevation, which the proposal reduces to 2. The proposed windows are of a smaller size overall to the current windows and are therefore not expected to negatively affect this neighbour in terms of overlooking.

In addition to this, a high-level window is proposed on the western elevation of the host dwelling, facing number 94 Pine Road. Owing to its elevated position and it serving a toilet room, it is not expected to result in any harmful impact on the neighbouring property in terms of privacy or amenity.

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.

Ecology

This site is in an amber impact zone for great crested newts, as well as records of bats, hedgehogs, water shrews, common toads and slow worms in the area. Due to this, the Council's Ecologist was consulted; after reviewing the site and Preliminary Roost Assessment, 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>.
- As a precaution, 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 Preliminary Roost Assessment recommended a bat box, a bird box and an insect block as ecological enhancements, the recommended products are acceptable and available.

Trees

Due to significant trees in relatively close proximity to the proposal, the Council's Tree Officer was consulted as part of the application process. After reviewing the site and plans, the below comments were received.

"The area of the garage is already hardstanding and we believe that with suitable protection, the trees can remain unharmed. The applicant will need to protect the trees during development. We would request the submission of a Tree Protection Plan, which would show how the protection would work."

A condition to submit a tree protection plan was requested by the tree officer, this was put to the agent who requested to submit this prior to decision. The plan was received 22nd June 2026 and subsequently approved by the tree officer.

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 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐