

DELEGATED OFFICER REPORT

Application Ref: H/26/101139

Site Address: 255 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Case Officer: Alexandra Stone

Description: Conversion of existing first-floor room above detached garage to annex, ancillary to the main dwelling.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
Z/12602/008/00 – Grant outline Permission – 13/07/1992 Outline: Erection of 2 no. detached houses and garages F/13/73336 – Permit – 02/12/2013 Single storey rear extension and front porch H/25/98799 – Permit – 11/04/2025 Single storey side extension and in ground swimming pool at rear		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Environmental Health:	No Objection		
Tree Officer:	No Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 1/05/2026		

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; Character Area Appraisals.

Proposal:
The application is for the conversion of the existing garage at first floor, to habitable accommodation to create an annex. The accommodation would comprise a bedroom, lounge with sink and worktop and shower room.

Assessment:

Principle

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

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 detached dwelling is located in the private road of St Marks Close to the north of Winchester Road and southwest of Hocombe Road.

The properties within the road vary slightly in style, some use cladding, whilst others have render or brick finish. The property benefits from good boundary treatment and is well spaced between the neighbouring properties. The property also has a large front gated driveway with a double garage.

The application is for the conversion of the first floor of the garage from home office use to an annex ancillary to the dwelling.

There are no proposed changes to the outside of the garage or roof of the proposed annex and so would not be noticeable within the streetscene. The annex would share a driveway, entrance and amenity space and so would remain ancillary to the main dwelling.

- The design of the annex is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

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.

There are no exterior alterations and the existing rooflight windows do not face directly towards any neighbouring properties, therefore it is unlikely to cause overlooking or shadowing to neighbouring properties.

- 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.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

The property benefits from a large driveway and double garage and so complies with the Parking Standards SPD by way of number spaces required for the number of bedrooms within the property and proposed annex.

Other material considerations

- 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; (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 ...