

DELEGATED OFFICER REPORT

Application Ref: H/26/101153

Site Address: 25 WYCHWOOD GROVE, CHANDLER'S FORD, EASTLEIGH, SO53 1FQ

Case Officer: Alexandra Stone

Description: Single storey front and rear extension following the demolition of the existing carport and conservatory with alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
Z/37616/000/00 – Permit – 06/06/2001 Single storey side and rear extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing sewer crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.		

Site Visit:	Yes ☒	No ☐
Details: 15/05/2026		

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 addition of a front extension, replacing the existing carport. This will measure approximately 2.5m in width by 4.5m in depth. The proposal also includes a single storey rear extension following the removal of the conservatory, this will measure approximately 2.8 in width by 2.5m in depth.

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 within Wychwood Grove, to the northwest of Winchester Road. The properties within the road are fairly consistent, having pitch roofs with garages and driveways to the front of the property, however, there are some differences in regard to design of the garages and orientation of the houses.

The application property is sited to the end of the close. Both properties have attached flat roof double garages to the very front, to the roadside, with side access.

The proposal includes a single storey front extension. This would sit to the side of the property, infilling the space, inline with the front elevation. The extension would be subservient to the main dwelling as it is of single storey and obscured by high hedgerow boundary treatment and sheltered by the front garage.

The application also comprises of a single storey rear extension. This also infills a small corner to the rear of the property, replacing a small conservatory. The alterations are modest in size and unlikely to be noticeable or intrusive within the wider streetscene, therefore in keeping with the character of the area.

- The design of the proposals are 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.

The property benefits from high boundary treatment of hedgerow and fencing. The proposals are of single storey, well-spaced between neighbouring properties with no windows proposed to the side elevations. As such, the proposals are unlikely to cause overlooking or overshadowing.

- 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 is currently a 4no bedroom dwelling with 3no. parking spaces to the front. For a 4+no. bedroom property, 3no. parking spaces are required as set out in the councils Parking Standards SPD. There is currently 3no. parking spaces and as such, complies with the Parking Standards SPD so there will be no requirement for addition parking for the additional proposed bedroom.

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 ...