

DELEGATED OFFICER REPORT

Application Ref: H/26/101262

Site Address: 8 BELMONT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3ET

Case Officer: Katie Lasham

Description: Alterations and extensions to dwelling including enlarged front and rear dormer, hip-to-gable roof and removal of chimney.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge Great Crested Newts (green / Amber zone)		

Planning History?	Yes ☒	No ☐
<u>At application site</u> H/26/100695: Erection of wrap around dormer roof extension to front, side and rear roof slopes and removal of chimney. Refused March 2026 <u>10 Belmont Road</u> H/21/91060: Retrospective side extension to bungalow (amended description). Granted.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No Comment		
Ecology:	The ecology officer raised no objection as photos provided by the applicant did not demonstrate any obvious potential for bat roost features. An informative note was requested to be added.		

Site Visit:	Yes ☒	No ☐
Details: 28 May 2026		

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; Parking Standards; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is located within a residential area of Chandlers Ford within immediate proximity of the M27. Belmont Road is steeply sloped, increasing in height as the road extends to the south when entered from Leigh Road. The road primarily comprises bungalows, with some examples of roof alterations to create chalet bungalows visible along the road. No.8 Belmont Road is a semi-detached chalet bungalow, connected to no.10 Belmont Road and is located on a triangular plot with the widest part of the dwelling set to the site frontage and decreasing in width to the rear of the plot. An existing modest flat roof dormer is located to both the front and rear elevation of the dwelling, and the plot is prominently visible from

the street scene due to spacious gaps between properties and with no.8 set at a higher level than those to the north of the site further down the roof slope.

This application proposes to overcome the reason for refusal of the previously submitted scheme (planning reference: H/26/100695), which had previously proposed wrap around dormers to the roof space. This revised scheme proposes enlarged front and rear dormers to those already existing and a hip to gable side extension to the highest most part of the existing roof. The application also proposes the loss of the chimney, relocation of solar panels and introduction and relocation of roof lights.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

The existing dormer to the front and rear elevation are modest in scale, set suitably down from the ridge and up from the eaves to ensure they appear as appropriately scaled additions to the roof form and a hipped roof to the side elevation aligns with that of the neighbouring semi-detached dwelling, albeit no.10 Belmont Road benefits from a two-storey side extension that is set down from the ridge line. This revised scheme from that of the refused scheme has removed the wrap around dormer and instead proposes two enlarged dormers to the front and rear elevation, and a hip-to-gable roof form to the existing highest most hipped area of this semi-detached property.

Whilst it is welcomed that the wrap-around-dormer has been removed, concern is raised with the design of the hip-to-gable roof, particularly in relation to the wider street scene and its neighbouring semi-detached dwelling as it creates further imbalance of the roof from the ridge line with that of the semi-detached dwelling. Concern is also raised with the significant amount of roof development proposed within a modest roof form of a semi-detached dwelling. Whilst it is accepted that no. 10 Belmont Road comprises a large flat roof two side storey extension (planning reference H/21/91060), as that extension is now built, that is a material planning consideration, whereby any new development created to the semi-detached pair must be assessed based on the inclusion of that built form. This proposal is considered to further upset the balance between the semi-detached pair, by creating a hip-to-gable roof from the ridge line at the front of the roof where, as existing, the ridge line hipped roof form of both dwellings is cohesive, with no.10's side extension set below the ridge line, offering some subservience and unity between the pair. This proposal would therefore further imbalance the appearance of the connected pair of dwellings, which from most of the street scene are read in unison. Furthermore, the surrounding context of the area is one of simple roof forms to neighbouring pairs of semi-detached dwellings that are well balanced, symmetrical and well-proportioned. This proposal would further remove this prominently located pair of semi-detached dwellings from their surrounding context, materially harming the otherwise balanced and simplistic roof forms that characterise the area.

The dormer extension to the rear elevation, whilst appearing awkward and poorly designed as it sits within the roof space of the ground floor hipped roof, would be largely screened from view by the other side of the ground floor pitched roof, therefore whilst it proposes awkward and poor design details, this is not be considered so detrimental as to materially upset the character of the area. However, what it does demonstrate is overdevelopment of the roof form, with the dormer not able to sit comfortably within the existing roof space.

The increase in scale of the front dormer will further add prominent roof development to the front elevation, where front dormers are not characteristic of the road. The hip-to-gable roof development allows the front dormer to sit as a less bulky addition within the roof space as it does not over dominate the roof space that it otherwise would do without the additional front roof space created as part of this proposal. The Quality Places SPD makes clear that a dormer should not dominate the roof but should complement the existing features of the

house in terms of proportion, size, position and detailing. They should line up with the existing windows and be kept well away from the ridge and edges. On this proposal, the dormer extensions in isolation are acceptable to not unduly harm the character of the area, however the extension of these dormers and the hip-to-gable development on this small roof space are considered to create overdevelopment and bulking of the roof form, and are uncharacteristic forms of development within this area which creates significant imbalance with no.10 Belmont Road.

Materials to the dormers are shown to comprise slate cladding, a material uncharacteristic of this road. If the proposal was to be deemed acceptable in all regards, a condition could be added requiring details to be provided, to allow the Council to ensure that materials assimilate appropriately within the surrounding context.

The loss of the chimney is an acceptable alteration which helps to reduce the impacts of the additional bulking added to the roof, however, is not at all justifiable for the significant increase in bulking of the roof. The re-location of solar panels and roof lights are acceptable to not create any materially harmful impacts on the character and appearance of the area.

This revised scheme is considered to increase internal footprint of the roof space at the expense of the external design, with little regard given to the surrounding vernacular of the road. This dwelling is particularly prominent in the street scene due to the level of the neighbouring dwelling at no.6 being set much lower in its topographic level with a spacious gap between properties. Moreover, the orientation of no.8 compared with no.6 allows the full roof expanse to the front, side and rear elevation of no.8 to be visible along the north end of Belmont Road allowing the full expanse of roof alterations and roof bulking to the front, side and rear elevation to be prominently visible.

For the reasons discussed, the application is considered poor design and overdevelopment of the roof form prominently visible from the street scene, which fails to assimilate well within its surrounding context and neighbouring semi-detached dwelling, with the imbalance of these two dwellings further compounded, on a road where roof development is otherwise very limited and semi-detached pairs are balanced, contrary to Policy DM1 of the Local Plan and the Quality Places SPD.

Impact on residential amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it.

The proposed enlarged front dormers and hip-to-gable roof extension are of an appropriate distance from neighbouring dwellings as to not create harmful overbearing impacts, particularly due to the land levels of the nearest impacted neighbour of the hip-to-gable roof at no.6 Belmont Road being set lower down the slope, orientated away from each other and a spacious gap between the two properties retained. No.10, the neighbouring semi-detached neighbour is not considered to be materially harmed by way of the enlarged dormers or hip-to-gable roof additional bulking as the proposed works maintain a suitable distance away from the nearest windows of no.10 Belmont Road, ensuring their amenity in all regards is preserved.

Surrounding neighbours are also not considered to be harmfully impacted by way of overlooking or harmful loss of privacy as the existing front and rear dormer already comprise windows at roof level, albeit the proposed windows are to be larger than those existing, as the overlooking relationship between neighbours in this regard is already established. The increased size of the windows is not considered to harmfully detriment neighbouring occupants to the front or rear elevation. A proposed window is proposed to the hip-to-gable roof form that faces onto no.6 Belmont Road, this is acceptable as the room serves as a bathroom which could be appropriately conditioned to be obscure glazed and fixed shut below 1.7m from finished floor level to maintain privacy between dwellings, and the orientation of these two dwellings further ensures that the proposed side hip-to-gable extension and window do not create any harmful overlooking on this neighbour.

Furthermore, the roof alterations are set sufficiently far away to ensure there is no harmful loss of light or overshadowing onto surrounding neighbours. Roof lights are angled away from any neighbours to ensure privacy is maintained, the relocation of solar panels and the loss of the chimney are also acceptable to ensure neighbouring amenity is safeguarded.

Overall, 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 accordance with Policy DM11 of the Local Plan.

Impact on parking and highway safety

Policy DM14 of the Local Plan requires all proposals to provide adequate parking to ensure highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Parking Standards SPD which sets out minimum requirements for parking provisions.

The existing floor plans do not show the number of bedrooms the existing dwelling comprises, and the proposed plans show a 3-bedroom dwelling is proposed. The proposed block plan shows there is sufficient space for two vehicle parking spaces for the three-bedroom dwelling, which accords with the parking standards set out in the Parking Standards SPD, in accordance with Policy DM14 of the Local Plan.

Impacts on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats and features. It also requires all proposals to seek a net gain of biodiversity on all development sites.

The ecology officer was consulted on the proposal and stated there are records of bats near this site and there are extensive works proposed to the roof. Therefore, photos of the existing dwelling were provided by the applicant; the ecology officer confirmed they did not show potential habitat features for these species. An informative note to a decision has therefore been requested, making clear that if protected species are found then works stop and Natural England must be informed immediately.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource

use, climate change and energy use. 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:		
Recommendation:	PERMIT ☐	REFUSE ☒
Comments ...		