

DELEGATED OFFICER REPORT

Application Ref: H/26/101248

Site Address: 94 OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LP

Case Officer: Katie Lasham

Description: Demolition of existing conservatory to be replaced by a rear single storey extension. Front and side single storey extension, conversion of existing garage and alterations to fenestrations.

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

Planning History?	Yes ☒	No ☐
F/04/51492: Rear Conservatory. Approved July 2004. <u>At neighbouring property no.96 Oakmount Road</u> Z/08456/002/00: Ground floor rear extension. Approved September 1982. <u>At neighbouring property 6 Julius Close</u> Z/11038/002/00: Rear single storey extension. Approved March 1978.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Town Council:	No Comment received		
Ecology:	There are records of bats in the area of this site. I have reviewed the site photos from the previous application H26/100695 and do not see any obvious potential bat roost features. Requests informative notes added for biodiversity enhancements and that if bats are found, works should stop and Natural England contacted. A precautionary working method must be always adhered to at all times.		

Site Visit:	Yes ☒	No ☐
Details: 29 April 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 application site and proposal</u> The application site is within the built-up residential area of Chandlers Ford. The road is characterised by a mixed array of architectural styles however the area in the immediate proximity of the application site are terraced dwellings, of a fairly uniform design whereby

they comprise a pitched roof to the dwelling as well as a setback two-storey flat roof element. Dwellings on this road are set back from the front curtilage and benefit from off-road parking.

The planning application proposes a single-storey front / side extension, as well as a rear single-storey extension, to replace an existing conservatory that is to be demolished. The garage is also proposed to be converted into living accommodation. The front / side extension was originally proposed to be a pitched roof, however an amended plan was sought to propose a flat roof, to allow the ground floor proposal to assimilate with the flat roof directly located above at first floor, as well as to minimise bulking and minimise the impact of this proposal on this prominent front elevation where properties are similar in the design.

Principle of development

The development is within the urban edge where the principle of development is acceptable, in accordance with Policy S2 of the Local Plan.

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 and in relation to adjoining buildings, spaces and views.

The front / side extension is proposed to infill the existing ground floor exposed canopy area that sits below the first-floor flat roof built form, as well as coming forward of the existing front building line of this part of the dwelling by 1.25m. It is accepted that this dwelling is part of a terraced row that are primarily uniform in their character, however the building uniformity is not considered of such significance to the surrounding street scene that an infill of the exposed canopy and 1.25m front extension is to be considered significantly harmful to the surrounding character of the area. Furthermore, whilst these terraced dwellings appear uniform, a further set of five terraced dwellings of a similar design in immediate proximity at no.100-108 Oakmount Road comprise some dwellings with an exposed ground floor area set below the first floor flat roof built form, and some whereby the ground floor is also filled-in, demonstrating this type of development is already established within the vicinity.

The 1.25m of flat roof that extends beyond the existing front building line and the infill of the canopy is not considered so harmful as to materially impact the area, furthermore it remains set well back and subservient from the front-most building line of the dwelling, ensuring it continues to appear appropriately proportioned and assimilates well within the surrounding context. Also, through changes made during the planning application process, the proposed pitched roof of the 1.25m extension has been replaced with a flat roof, to align with the roof form of the extension with that of the first-floor roof development directly above, as well as minimising its bulking and visibility from the street scene.

The conservatory to the rear is proposed to be demolished and replaced by a flat roof single-storey extension that will utilise much of the existing footprint, with a very modest increase in footprint and to square-off the existing angled rear elevations. The rear elevation is not visible from the street and as such has no material harm on the character and appearance of the area.

Overall, the design of the front / side and rear extension is suited to the host dwelling in terms of its form, scale and appearance, in accordance with Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Impact on residential amenity

Paragraph 135(f) of the NPPF and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The proposed front /side extension is not considered to materially impact any neighbouring dwellings, with no fenestrations of neighbouring properties harmfully impacted, and with the scale of the proposal acceptable to ensure residential amenity is safeguarded.

The rear extension to replace the existing conservatory with a flat roof extension is also acceptable as this replaces a lot of existing built form with a similar scale of development, and the flat roof ensures bulking on neighbours is minimised. The existing conservatory has an eaves height of 2.2m and a ridge height of 3m, with the 2.2m eaves height nearest the side boundaries of the neighbouring dwellings, and this proposal seeks a 2.8m flat roof extension. This is to create a higher extension in proximity of neighbours of which the most impacted neighbour is no.92 Oakmount Road. As the extension is at single-storey only, comprises an existing boundary treatment between no.94 and no.92 Oakmount Road and offers a modest separation from the built form to the neighbouring property, the replacement single-storey rear extension is not considered to unduly harm their neighbouring amenity, by way of loss of light, overshadowing, overbearing impacts or loss of privacy.

No side windows are proposed on the rear extension facing onto no.92; the existing conservatory comprised glazing against this side neighbour, therefore the loss of windows to this side elevation will serve as a benefit to both the applicants and the neighbouring occupier, enhancing levels of privacy between neighbours. Windows are proposed to the side elevation facing onto no.96, however the conservatory comprised windows to this elevation facing onto this neighbour and the built form to this side is set a suitable distance from the neighbouring boundary of no.96 therefore the principle of windows to this area of built form facing onto no. 96 is both acceptable and established.

For the reasons discussed, 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 and there will be no unduly overbearing impacts, in accordance with the aims of Policy DM1 of the Local Plan.

Impact on highway safety and parking

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 proposed front extension will not result in a significant loss of the site frontage such that parking space provision would be reduced. Two parking spaces, as per the Parking Standards SPD, for a three-bedroom dwelling can be maintained as a result of this development. For these reasons the scheme is in accordance with the Parking Standards SPD and Policy DM14 of the Local Plan.

Impact 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. It also requires a net gain of biodiversity on all development sites.

The ecology officer explains there are records of hedgehogs, nesting swifts and bats near this site, but having reviewed images does not see any potential habitat features that would be affected by these proposals. Therefore, no objection is raised subject to a precautionary working method being conditioned and complied with during the proposed works. An informative note has been requested to ensure the applicant provides biodiversity enhancements in accordance with Policy DM11 of the Local Plan.

The scheme is considered acceptable with regards to ecology impacts and is in accordance with Policy DM11 of the Local Plan.

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 ...