



Chandler's Ford and Hiltingbury Local Area Committee

Wednesday 17th June 2026





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- Planning (Listed Buildings and Conservation Areas) Act 1990 for developments affecting heritage assets.
- National Planning Policy Framework (Dec 2024) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Dec 2024)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms





Agenda Item 9 – H/25/100589

63 Oakwood Road, Chandler's Ford, Eastleigh, SO53 1LW

Proposed single-storey and two-storey side extensions, two-storey rear extension, alterations to the roof including the formation of dormer windows and gable features, and conversion of the existing garage to a garden room
(Amended description)



Update since publication of the report

- Additional neighbour consultation on amended plans expired on 15 June 2026
- No additional representations received beyond those already summarised within the officer report
- Recommendation updated to:
PERMIT, subject to the conditions set out within the officer report

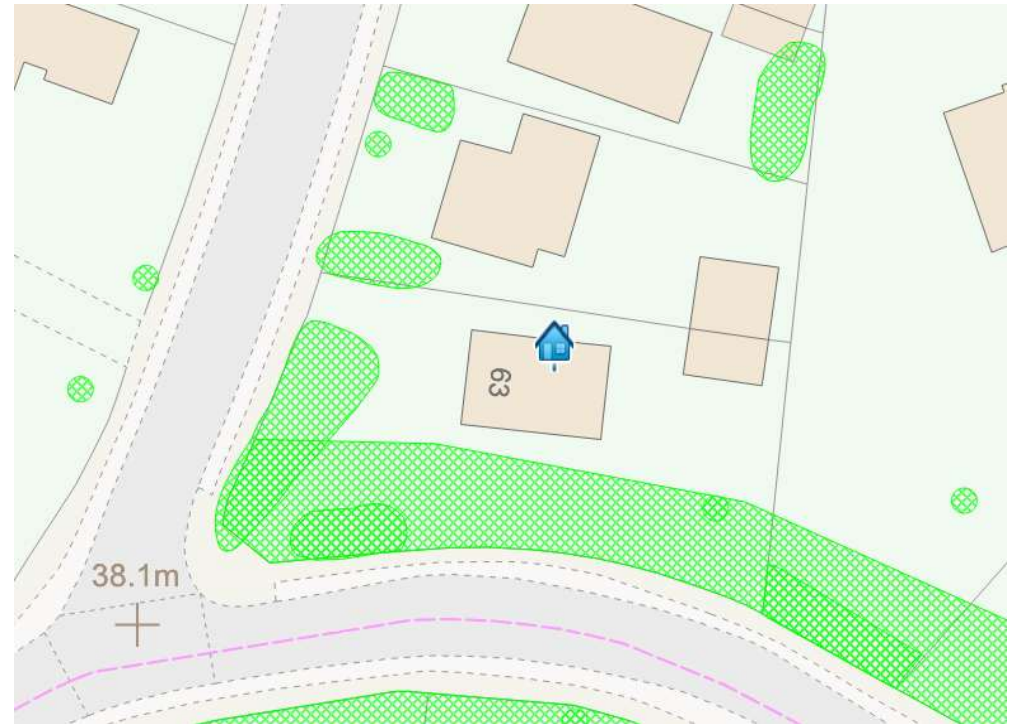


Site Location and Existing Site

Link-detached garage adjoining the garage serving No.61



- Detached 4-bedroom bungalow located on a corner plot at the junction of Oakwood Road and Merdon Avenue
 - Site contains protected trees



EASTLEIGH
BOROUGH COUNCIL

Original Scheme (Background)

Key concerns identified:

- First-floor balcony
- Larger two-storey side extension adjacent to No.61
- More dominant overall form and massing, particularly the boxy addition
- Extensive use of contrasting external materials

Officer concerns:

- Impact on character and appearance
- Relationship with neighbouring property - No.61 Oakwood Road



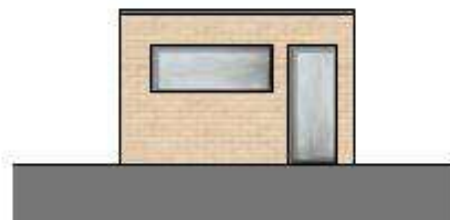
Amended Proposal (Current scheme)

- Single-storey side extension adjacent to No.61
- Two-storey side extension to southern elevation (facing Merdon Avenue)
- Two-storey rear extension
- Roof alterations including dormers
- Conversion of the existing link-detached garage to a garden room

Side elevation facing Merdon Avenue



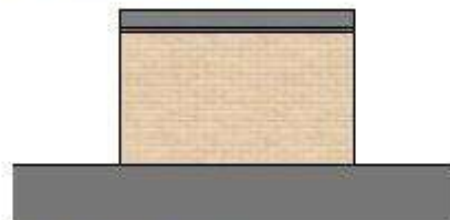
Garage conversion



PROPOSED FRONT ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50

Front elevation facing Oakwood Road



Key Amendments During Application

- First-floor balcony removed
- Two-storey side extension adjacent to No.61 reduced to single-storey
- Reduced overall scale and massing
- Simplified roof design
- Simplified material palette
- Improved overall appearance
- Improved relationship with No.61 and reduced neighbour impact



Consultation and Representations

Consultation

- Original neighbour consultation undertaken
- Amended plans re-consulted
- Additional neighbour consultation undertaken to ensure all interested parties had opportunity to comment

Representations (revised scheme objection):

- Scale adjacent to boundary
- Character and appearance
- Impact on views of trees
- Enclosure / cramped appearance



Officer Assessment (Design & Character)

- Revised design considered acceptable
- Simplified roof form and material palette
- Materials appropriate to locality
- No unacceptable harm to character of area



Officer Assessment

(Residential amenity – Outlook / Light)

- Significant reduction in massing adjacent to No.61
- Two-storey side element replaced with single-storey extension
- Separation retained between properties
- No unacceptable overbearing impact or material loss of light



Officer Assessment

(Residential amenity – Outlook / Light)



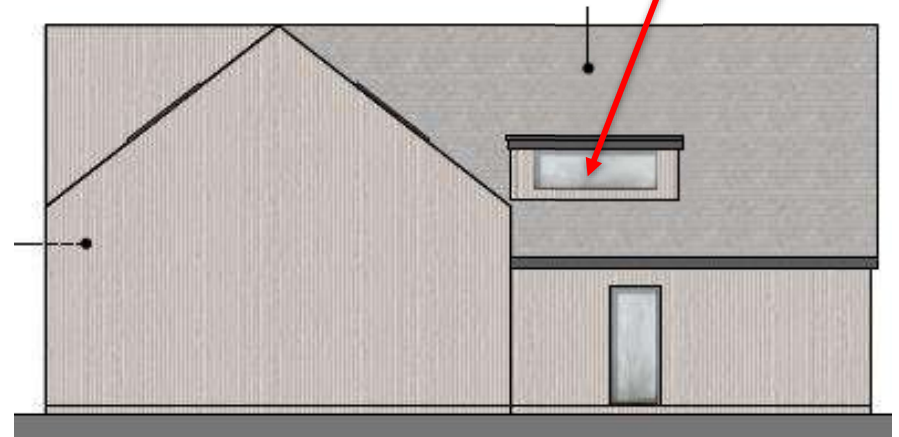
Officer Assessment

(Residential amenity - Privacy)

Proposed: First-floor balcony has been removed and replaced with a Juliet balcony



Proposed: Side-facing dormer window towards No.61 will be fitted with obscure glazing and restricted opening (Safeguarded by condition)

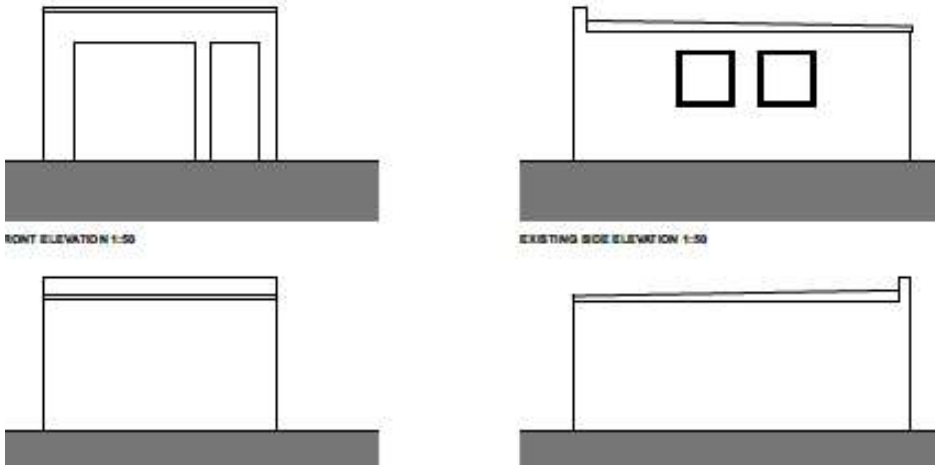


Existing: Clear glazing so the proposal can improve privacy protection compared with existing arrangement



Officer Assessment (Garage conversion)

Existing



Proposed



- Location, footprint, scale and height remain unchanged
- No increase in bedroom numbers
- Garden room remain ancillary to the main dwelling
- No material impact on parking provision



Officer Assessment (Trees, Ecology, Parking)

- No objections from Tree Consultant and Ecologist
- Tree protection secured by condition
- Existing parking provision retained
- No increase in bedroom numbers



Conclusion

- The revised proposal addresses officer concerns identified with the original scheme
- Design considered acceptable and respects the character and appearance of the area
- No unacceptable impact on neighbouring residential amenity
- No objection from Tree Consultant or Ecologist, subject to conditions
- Adequate parking provision retained
- The proposal accords with the relevant policies



Recommendation

PERMIT subject to the
conditions set out within the
officer report





Agenda Item 10 – F/26/100829

Flat 18, Boston Court, 55 Brownhill Road, Chandler's Ford, Eastleigh, SO53 2EH

Erection of timber fence and pair of gates for bin enclosure
including access path from kerb line

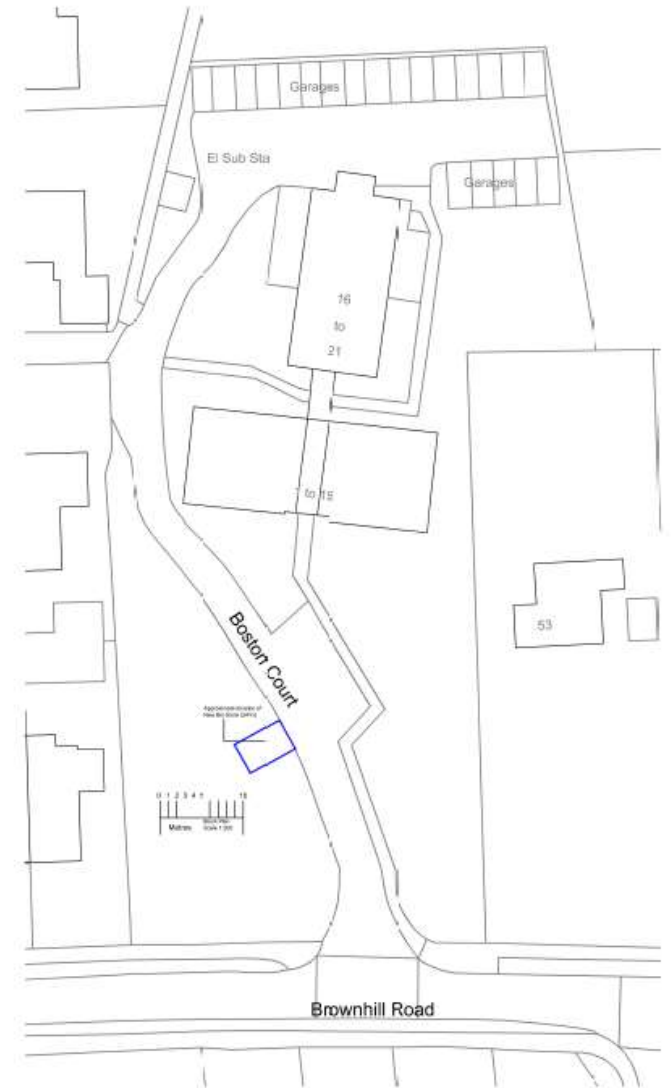


Update since publication of report

- Further **neighbour consultation** on the newly submitted **planting plan** expired on **12 June 2026**.
- Additional representations received including an additional objection, raising concerns around appearance, harm to environment and proximity to car parking. Additionally, they raised that a minority of flat owners voted for bin relocation.
- A query was also received regarding the serving of correct notice by the applicant as part of completing the ownership certificate. Correct notice will be served and the **recommendation updated** accordingly.



Site Context



Site Photos:

Existing bin storage arrangement

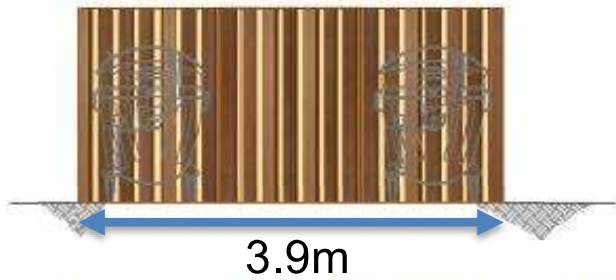


Proposals

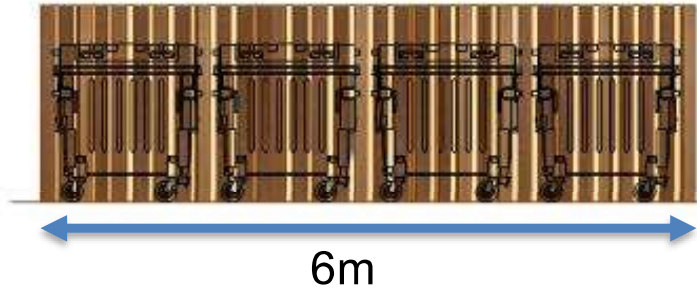
Front:



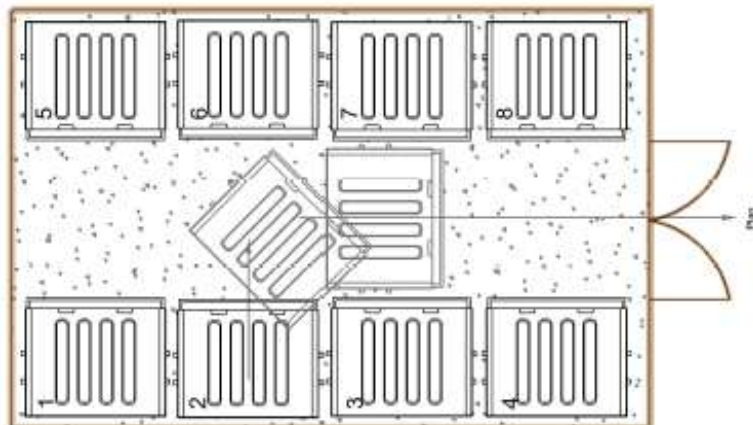
Rear:



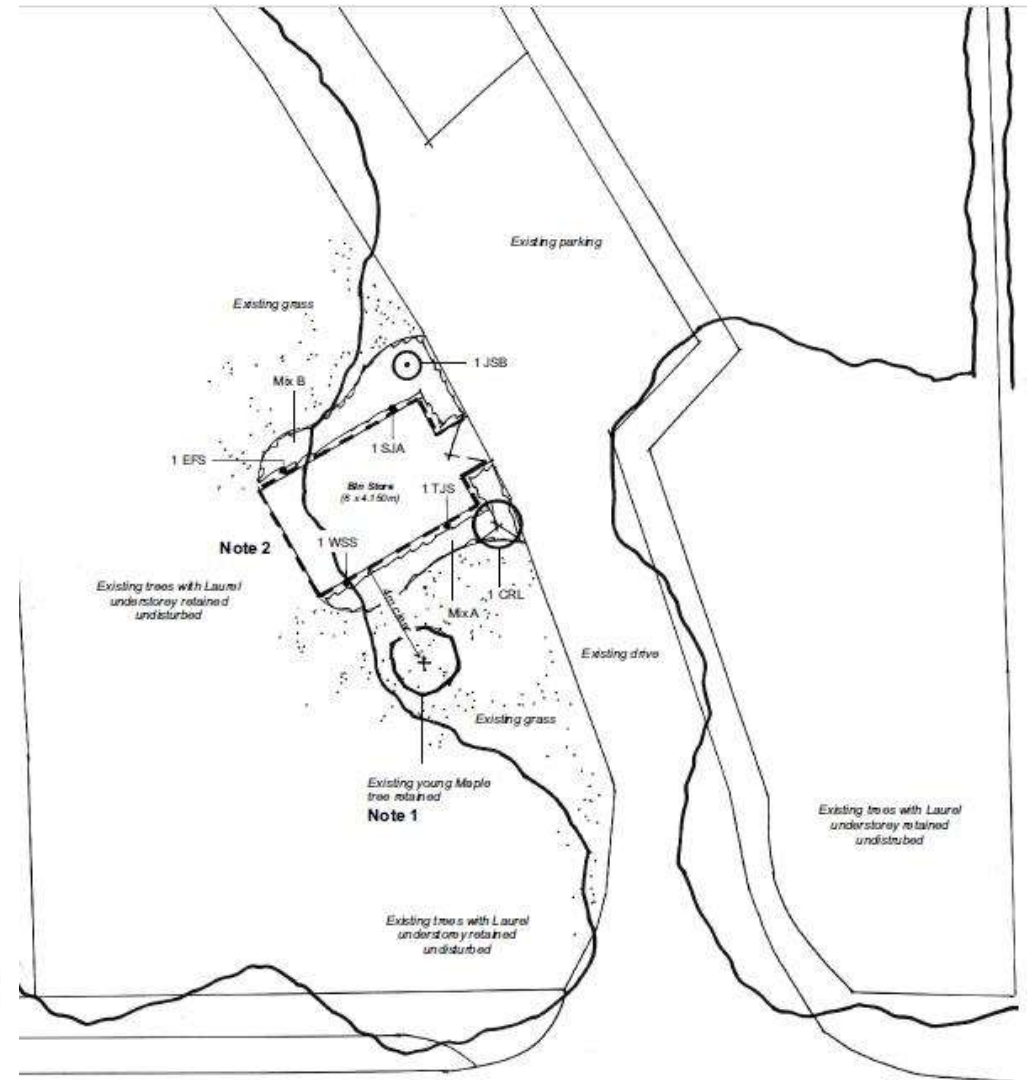
Side:



Aerial:



Planting plan:



BROWN HILL ROAD

Site Photos:

Within grounds of Boston Court.



Site Photos:

View from Brownhill Road



West ← → East

Assessment

The proposals are considered to accord with EBLP policy DM1 (general criteria for development) and the provisions of the Quality Places SPD:

Improves practicalities of refuse collection:

- Provides safe, convenient and accessible bin storage for its intended users.
- Overcomes problems with bin collection, due to the current distance of waste/recycling bins from Brownhill Road.

Impact on the street scene and the setting of Boston Court:

- Structure would not be prominent when viewed from Brownhill Road.
- Creates a formalised bin enclosure.
- A planting plan denoting planting around the bin store would help integrate the structure into its surroundings and retain the quality of its landscaped approach.



Assessment

The proposals are considered to accord with EBLP policies DM1 (general criteria for development), DM11 (nature conservation) and DM14 (parking):

Trees and ecology:

- Would not result in likely adverse impact upon significant trees.
- Precautionary working methods for wildlife have been recommended as an advisory note.
- Additional planting would benefit local ecology.

Highway safety and parking:

- Does not reduce or impact existing on-site parking provision.
- Would not increase likelihood of conflict between parked cars and refuse collection operatives.



Recommendation

Subject to:

- Expiry of a period of 21 days following the correct formal notice being served by the applicant on the residents of the flats; and
- Consideration of any new material planning matters raised within the 21 day period;

Delegate back to the Planning Manager in consultation with the Chairman of Committee to **grant planning permission** subject to the conditions outlined in the report.





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