

DELEGATED OFFICER REPORT

Application Ref: H/26/101449

Site Address: 3 MERDON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EF

Case Officer: Dorothy Hei-Tung-Hoh and Rachael Morris

Description: First-floor side extension above existing garage, including front dormer and associated external alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• H/20/87275 - Replacement garden outbuilding - Permit - 27/03/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No Comment		
Ecologist:	There are records of bats and hedgehogs nearby. This site is in a red impact risk zone for great crested newts. The proposal won't affect any newt or hedgehog habitat, but a precautionary working method will be required for the locations of building materials. I have reviewed the photo of the site on Google maps and do not see any obvious potential bat roost features.		
Tree Consultant:	No arboricultural objection		
Southern Water:	Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.		

Site Visit:	Yes ☒	No ☐
Details: 5 th June 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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals.

Assessment:
The development has been considered against policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Design and layout

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposal for a first-floor side extension with associated front dormer is suited to the host dwelling and the context of the site. The proposal sympathetically mirrors similar designs within the street, seen at no.1 and no.8.
- The proposal sits below the main ridge and utilises the floor area of an existing garage flat roof footprint. Therefore, although the proposal does not sit set back from the principal elevation, due to its location on top of an existing flat roof, the proposal is still seen as a subservient addition to the main dwelling.
- The addition of the covered porch roof helps to tie the development together and connect the original dwelling to the proposed extension.
- The proposal also includes removing a secondary front door to be replaced with a window for the existing utility room which will make the site more legible.

Residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposal includes the addition of first floor windows to the front and rear. The proposed first floor front windows overlook the public realm which is acceptable. The proposed first floor rear windows would have a rear first floor separation distance of 46m between them and their nearest rear neighbour which exceeds guidance within the Council's 'Quality Places' SPD which required at least 22m and as such is acceptable.
- As no extra footprint is taken from the dwelling's plot, sufficient amenity space is retained.

Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal will incorporate the addition of 2.no bedrooms at first floor level to create a 5-bedroom dwelling which required 3.no on-site parking spaces, as per the Council's 'Parking Standards' SPD. It is considered this can be provided either through the driveway or the existing garage.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions

and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- The Council's ecologist has provided informatives for the decision notice but is satisfied with the proposal.

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. 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 ☐
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Comments ...
