

DELEGATED OFFICER REPORT

Application Ref: H/25/100668

Site Address: 2 SARUM ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2AN

Case Officer: Charlie Vallis

Description: Roof works to enable habitable accommodation

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
Z/14401/001/00 – Conversions and ground floor rear extension – Permit – Nov 1976 H/23/94789 – Single storey side and rear extension – Permit – April 2023 H/23/95240 – Single storey rear/ side extension – Withdrawn by applicant – July 2023 H/25/98805 – Single storey side/rear extension – Permit – April 2026		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>22/6/26:</u> I have reviewed the Bat Survey Report by Town and Country Ecology Ltd (Rev B, June 2026). Two emergence surveys were conducted, and no bats were seen emerging or roosting in the building. Biodiversity enhancements can be agreed before determination or can be conditioned. <u>20/4/26:</u> I have reviewed the Bat Survey Report by Town and Country Ecology Ltd (April 2026). The building has been assessed to have moderate potential to support roosting bats and is most suitable for crevice-dwelling species. Two bat dusk emergence surveys are required according to current guidance, as detailed in the report. As the presence of protected species is a material consideration, the application cannot be determined until the emergence survey results have been submitted. The recommendations for biodiversity enhancements are appropriate and must be included in the final design. Additional mitigation for bats may also be required depending on the results of the emergence surveys. <u>6/3/26:</u> There are records of bats and hedgehogs near this site. The proposal involves extensive works to the roof. The photos available on Google maps show that the existing dormers are clad in hanging tiles. A preliminary bat roost appraisal is required before determination as the presence of protected species is a material consideration. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 18.3.26		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 (EBLP) 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:Policy and principle:

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

EBLP policy DM1 states “all new development should: (a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ... (c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

Site and proposal:

The application site is positioned on a prominent plot on the corner of Peverells Road and Sarum Road; containing a detached bungalow with existing single storey rear/side extensions and a dormer to the front and back. Surrounding properties are generally similarly styled bungalows which follow a fairly established pattern, but with variety in their exact form and design.

The application proposes roof works to enable greater habitable accommodation, removing the existing dormers, and extending the pitched roof over part of its flat roofed rear extension.

Amended plans were accepted during the application to provide greater clarity on the height of the proposal. The amended plans indicate that the height of the roof ridge would increase by approx. 30cm. Plans were also amended to annotate a ridge tile around any area upper floor sections of flat roof. Re-consultation on these plans was not deemed necessary given the small scale of any changes.

Design and layout:

Given the modest scale of the increase in roof height, the proposed works would not disrupt the rhythm of the street scene and the pattern of its roof line. The proposed alterations would be set in from its site boundaries and follow the lines and styling of the existing dwelling. In line with the recommendations of the Quality Places SPD, the change to include a roof tile on any areas of flat roof would help give the impression of a ridge line and improve its appearance from the street.

During a site visit, precedent for similar roof alterations was noted opposite the application site at no.38 Peverells Road. Particularly given this existing precedent the proposals are considered in keeping with the character and appearance of the locality.

The development would not be an overdevelopment of the site, with the proposals allowing sufficient amenity space to be retained. Plans also indicate that there is sufficient space to the front of the property to meet parking standards for a four-bedroom property.

Residential amenity:

With alterations set in from their shared boundary with no.4 Sarum Road, the proposals would not result in significant adverse impact on their light and outlook. The roof-light proposed closest to their shared boundary has been marked on plans as obscure glazed – this will be conditioned to safeguard neighbouring privacy.

The development therefore 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.

Ecology and trees:

Due to the nature of the proposal and records of protected species' close to the application site the Council's ecology team were consulted on this application. In their initial consultation response they set out a requirement for a preliminary roost appraisal, with potential bat roost features noted on the property.

A Preliminary Roost Assessment and further emergence survey were conducted and the Bat Survey Report reviewed by the Council's ecology team. No bats were seen emerging or roosting in the building, as such the proposed development is not likely to result in adverse impacts on protected species' in accordance with EBLP policy DM11. An informative note has been added to make clear that if any bats are found during works, works must stop and Natural England informed.

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 by 2030; (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 ...