

DELEGATED OFFICER REPORT

Application Ref: H/26/101358

Site Address: 7 MALCOLM CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5BL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side and rear extension

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 ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comments were received.		
Tree Consultant:	No arboricultural objection.		

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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a two-storey semi-detached dwelling. The property features a side entrance with an existing single-storey flat roof addition to the rear. The rear garden is predominantly hard surfaced, comprising paved areas and a raised timber decking. The surrounding area is residential in character and is primarily made up of semi-detached and terraced dwellings of a similar scale and appearance.

Proposal

The application seeks planning permission for the erection of a single-storey side and rear extension with a flat roof. The proposal would infill the existing recessed area between the side entrance and the rear projection to enlarge the ground floor accommodation, creating an extended kitchen, dining and family area together with a boot room.

Policy and 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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Kingsway) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - ii) no healthy or mature trees would be felled or likely to be damaged.
 - iii) the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.

Layout, design, and impact upon the character of the area

- 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 proposed extension would be located predominantly to the side and rear of the dwelling and would have limited visibility from the public realm. Therefore, the proposal would not appear unduly prominent within the street scene and would preserve the established residential character of Malcolm Close.
- The extension would be single storey in height with a flat roof and would remain clearly subordinate to the host dwelling. Subject to a condition requiring the external materials to match those of the existing dwelling, the proposed extension would integrate well with the host dwelling and would not appear incongruous within the surrounding street scene.
- It is also noted that the adjoining properties have been extended to the rear with additions of varying sizes and designs. In this context, the proposed extension would be comparable in scale and form to the established pattern of development within the immediate vicinity. The extension would not project significantly beyond the rear building line of the adjoining properties and would therefore appear as a sympathetic addition that respects the character of the surrounding residential area.

Impact on 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 proposed extension would be single storey in height and would infill the existing gap between the side entrance and the existing rear addition. Owing to its modest height and position adjacent to existing built form, the proposal is not considered to give rise to an unacceptable overbearing impact or material loss of outlook to neighbouring occupiers.
- The proposed extension would not project materially beyond the existing rear extensions on the adjoining properties and would remain single storey in height. As such, it would not appear unduly dominant or overbearing when viewed from neighbouring gardens. Having regard to the established pattern of rear extensions in the immediate area, together with the siting, scale and height of the proposal, the development would not result in an unacceptable impact on the living conditions of adjoining occupiers.

Trees and landscaping

- The Council's Tree Consultant has been consulted and raises no arboricultural objection to the proposal, advising that the protected trees are located a sufficient distance from the proposed development and are unlikely to be adversely affected by the works. Therefore, the proposal is not considered to result in an unacceptable impact on protected trees.

Highways and 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 would not alter the existing vehicular access or off-street parking arrangements. Furthermore, the extension is intended to enlarge the existing ground floor living accommodation and would not result in the creation of an additional bedroom. As such, the proposal is not expected to generate additional parking demand or give rise to highway safety concerns.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐