

DELEGATED OFFICER REPORT

Application Ref: H/26/101393

Site Address: 11 CONWAY CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3NW

Case Officer: Gina Aftanas

Description: Single storey wrap-around extension following removal of existing conservatory (amended description).

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded in the area		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection – 10 Conway Close</u> In summary, whilst we remain supportive of the rear extension, we object to the side wrap-around element on the grounds that it would result in an overbearing form of development, cause harm to neighbouring amenity, and create an unacceptable relationship with the adjoining property.		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 01/06/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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.

Proposal:
This application seeks approval for a single storey wrap-around extension following removal of existing conservatory. The extension measures approximately 8m in width, 5.4m in depth at its longest point and 3.3m to the ridge in height utilising materials to match the host dwelling. The extension includes 1no door and 1no window to the rear extension and 2no roof lights to the western elevation.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey detached property located in Conway Close, north of Templars Way in Chandlers Ford. The property is set back from the road by way of block paved driveway with the rear garden fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The extension is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The use of a pitch roof sits well within the context of the property as well as the surrounding area. Due to the positioning of the extension and its low height below any existing roof line, it will not be seen from the public realm.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Number 12 Conway Close is not likely to receive a negative impact from the development due to its slender depth and low height pitched roof. The absence of windows on the east elevation also ensures there will be no overlooking toward this property.

Number 10 Conway Close has more potential to be impacted due to the depth of the proposal on this side. However, due to its slight stepped in position and low-pitched roof design, it is not considered that it would result in a harmful impact on the neighbours in relation to loss of outlook. The absence of windows on this elevation prevents overlooking of the neighbouring property, and the combination of the shallow roof pitch and the sun's orientation reduces the likelihood of any material loss of light.

As a result, 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.

Ecology

Due to records of bats, reptiles, hedgehogs and dormice near this site the Councils ecology team were consulted as part of this application. After reviewing the site and submitted plans it was concluded that there is no potential habitat for these species in the

rear garden and the area that would be affected by this proposal is hard standing and closely mown lawn. The Ecology Officer therefore has no objection to the development subject to the following informatives being included within the decision notice.

- A precautionary working method to protect small animals is required.
It must include the following: Any excavations must be covered at night or be fitted with a small animal escape ramp.
No fires can be lit on site.
Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- Biodiversity enhancements will be required in accordance 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.

Other Material Considerations

- 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; (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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐