

DELEGATED OFFICER REPORT

Application Ref: H/26/101294

Site Address: 15 HAZEL CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5RF

Case Officer: Gina Aftanas

Description: Single storey rear extension, Porch and extension to the existing garage.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Blanket Tree Preservation Order covering the site		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
T/10/67733	Removal of 3No. Lowest branches from 1No. Silver birch at No.15 and reduce branches overhanging garage by virtue of a 4m crown lift from 1No. Maple at No.14	Consent to tree works – 01/10/2010

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Tree Officer:	We have no objections regarding the front porch – there are no significant trees in close proximity. Regarding the rear extension, there are several protected trees in relatively close proximity to the proposed development. Therefore, we would request a Tree Protection Plan, pre-commencement, demonstrating how the trees are to be protected and retained. Therefore, we raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2026 – 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:

Proposal:

This application seeks approval for a front porch, single storey rear extension and extension to the existing garage, following demolition of garden room. The porch measures approximately 2.6m in width, 2.3m in depth and 3.3m to the ridge in height utilising render and matching brickwork. The flat roof rear extension measures approximately 8.3m in width, 4.7m in depth and 2.8m in height utilising render to finish, sliding doors and 1no. roof light. The garage measures approximately 2.45m in width at the front elevation, 8.9m in depth and 2.9m in height utilising a flat roof and brickwork to match the host dwelling, a garage door to the front elevation and doors to the rear.

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 semi-detached dwelling located toward the eastern end of Hazel Close in Chandlers Ford. The property is set back from the road by way of a driveway and front garden area, with the rear 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 and scale. The use of pitch roof for the porch and flat roof for the rear and side extensions, sits well within the context of the property as well as the surrounding area, with both roof types being common features within Hazel Close. The proposed materials are that of a similar style to those already found within the vicinity, particularly numbers 14 and 23, so will not have a negative impact on the street scene.

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.

Due to the position of the property in relation to its neighbours, as well as the presence of existing outbuildings, the proposals are not considered likely to result in any harmful loss of light, privacy or outlook for surrounding properties.

The rear extension would project only marginally beyond the rear building line of 16 Hazel Close and would be screened from view by the existing garage at 14 Hazel Close.

The side extension would bring forward the line of the existing garage; however, the separation between the properties, the single-storey form of the proposal, and the absence of windows on the proposed elevation mean that no unacceptable impact is anticipated for the neighbour at 14 Hazel Close.

Although the front porch is positioned close to a living space window at 16 Hazel Close, a porch already exists in this location. While the replacement structure is larger, the style would replicate that of the surrounding properties; its pitched-roof design, lack of windows on the affected side, and the movement of the sun indicate that it would not give rise to any loss of privacy or overshadowing at a level considered harmful to this neighbour.

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.

Trees

Due to the presence of TPO trees within the site, the Council's Tree Officer was consulted as part of the application process. The officer found no objection to the site subject to the following condition being included within the decision notice.

- *No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full and may only be modified subject to written agreement from the LPA.*

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

An Arboricultural Method Statement and two Tree Protection Plans were subsequently received as part of the application and approved by the Tree Officer with the following condition being applied to the decision notice.

- **The development must accord with the tree protection plan reference BJH 03/04. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.**

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

Other Material Considerations

- 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, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐