

DELEGATED OFFICER REPORT

Application Ref: H/26/101420

Site Address: 31 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FF

Case Officer: Katie Lasham

Description: Single storey rear extension, conversion of garage/carport to habitable accommodation and store.

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge Great Crested Newts – Amber Zone		

Planning History?	Yes ☒	No ☐
Z/18519/000/00: Two-storey side and rear extension. Approved May 1978. Z/18519/001/00: First floor side and single storey rear extensions and extensions to car port. Approved July 1993.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	This site is in an amber impact risk zone for great crested newts. There are records of bats and hedgehogs near this site. The site photos available on Google maps show that both the front and rear areas are currently on existing hard standing. Neither of the proposed extensions would involve the main roof of the house or removal of vegetation. No surveys are required. 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: 08/07/2026		

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; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is located within a residential area of Chandlers Ford. No.31 Kingsway Gardens is set within a cul-de-sac with properties varying in architectural styles and scale on this road. Front building lines vary somewhat between properties 27, 29 and 31 Kingsway

Gardens, but each property's front building line is angled facing towards the road. The application site benefits from a front and rear garden area and comprises an existing car port.

The application proposes a flat roof single-storey rear extension to create an open plan kitchen / dining / living room and conversion of a car port to the front of the property to form habitable living space that will create space for a new hallway entrance and a store accessed from the garage door which is to be retained, as well as other internal alterations.

Principle of development

The development is within the urban edge where the principle of development is acceptable, in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both and in relation to adjoining buildings, spaces and views.

The design of the front elevation, converting the existing car port to form habitable living space is acceptable as this does not extend beyond the existing canopy of the dwelling, ensuring the new enclosed built form continues to respect the appearance and scale of the existing dwelling. There are examples of this type of development occurring on the road, with other car ports filled in with built form to create habitable living accommodation, which was evident from a site visit undertaken. With this form of development prevalent within the area, the proposed alteration to the front elevation assimilates well with the character of the road. Therefore, the proposed alterations which do not create new footprint beyond the existing front building line, are considered proportionate and appropriate within the existing dwelling and surrounding locality.

The proposed rear extension is not visible from the street scene, is a modest addition to the dwelling and comprises a flat roof minimising bulking, ensuring there is no material harm afforded onto the street scene.

For the reasons outlined, the proposed alterations are suited to the host dwelling in terms of their form, scale and appearance. The design and layout respect the character and appearance of the locality and are in accordance with Policy DM1 of the Local Plan.

Impact on residential amenity

Paragraph 135(f) of the NPPF and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The proposed alterations to the front elevation are all contained within the existing car port and the proposed alterations are set well away from neighbouring occupiers, ensuring neighbouring residential amenity is safeguarded in all regards.

The proposed rear extension is to extend out to where the existing single-storey flat roof extension of the neighbouring property at 29 Kingsway Gardens extends to, ensuring there are no harmful overbearing impacts, and there is no material loss of light or loss of privacy on this neighbouring dwelling. The neighbouring property to the west side of the application site at no.33 is set a suitable distance away from the proposed rear extension and the extension is shielded from their view by the existing built form serving the garden room within the application site. Properties located to the rear of the site (no.7 and no.9 Kingsway Gardens) are set sufficiently far from the proposed rear alterations to ensure there are no harmful impacts on their amenity.

For the reasons set out, the proposal ensures the amenity of neighbouring residents is safeguarded in all regards, and 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 and does not appear overbearing. The proposal is therefore in accordance with Policy DM1 of the Local Plan.

Impact on ecology

Policy DM11 of the Local Plan requires proposals to protect, conserve and enhance habitats including trees that are important to biodiversity and local character.

This site is in an amber impact risk zone for great crested newts. There are records of bats and hedgehogs near this site. The ecology officer has been consulted on the proposal and explains that as both the front and rear areas for proposed development are currently on existing hard standing, and as the scheme does not propose extensions that would involve the main roof of the house or removal of vegetation, there are no surveys required.

Biodiversity enhancements are required in accordance with Local Plan Policy DM11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building, which has been added as an informative note.

For the reasons discussed, with the addition of the informative note requiring provision of biodiversity enhancements, the scheme meets the aims of Policy DM11 of the Local Plan.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. 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 ☐
Comments ...		