

DELEGATED OFFICER REPORT

Application Ref: H/26/101003

Site Address: 145 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HT

Case Officer: Charlie Vallis

Description: Two-storey side extensions to the north and south elevations (including replacement of the existing single-storey flat roof element); Demolition of existing detached garage and construction of attached garage to the south elevation; Replacement of original front porch/balcony on a like-for-like basis; New enclosed entrance beneath the existing balcony structure; Fenestration alterations; Internal reconfigurations; and reconfiguration of the front curtilage, to include a new dropped kerb, driveway and landscaping.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree preservation order(s) (TPO 58-H & 286-E)		

Planning History?	Yes ☒	No ☐
Z/33116/001/00 – Two storey rear extension – Permit – Nov 1993		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of comment received from neighbour at 147 Park Road: - We have no objection to the proposed north-facing window serving bedroom 4. Having reviewed the submitted plans, it appears that the window would not provide any direct overlooking of our property, or of any neighbouring property, that would give rise to concerns regarding privacy. As the owners of the adjoining property most directly affected by the proposed window, we do not consider that it would have any adverse impact on our privacy or residential amenity. I also note that the plans state that the window can be fitted with obscure glazing if the Local Planning Authority considers this to be necessary. - From the plans, it also appears that this window would provide the only source of natural light to Bedroom 4, and its omission would therefore significantly reduce the natural light available to that room to solely the skylight.		
Parish Council:	No comments received		
Tree Consultant:	24/06/2026: UPDATE FOLLOWING SUBMISSION OF ARBORICULTURAL INFORMATION – We are broadly satisfied with the arboricultural information required. If you are minded to approve the application, please include the relevant compliance condition. 27/05/2026: There is a large false acacia to the rear of the property and a medium conifer to the front. A TPO report has been submitted as part of the application, but this is not a British Standard 5837 survey/impact assessment and is not useful in this situation (save for the specification for pruning). As the proposed work has the potential to impact the trees on site – for example, the new driveway, the landscaping and the proposed northeast additional floor and associated new foundations – we request the necessary arboricultural information as stated in British Standard 5837 and in our Trees and Development SPD.		
Ecology:	There are records of bats, common toads, hedgehogs and water shrews near this site with nesting swifts in the wider area. The proposed work has the potential to impact the trees on site.		

	I have reviewed the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Appraisal (PRA) by CC Ecology (May 2026). The house was assessed to have low bat roost potential, and one emergence survey was done according to best practice. No bat activity was recorded. The garage was assessed to have negligible bat roost potential. No further bat surveys are required. The report recommended that demolition works, repair works to the balcony, vegetation clearance and tree works take place outside of the nesting bird season (March/April to September inclusive). If this is not possible works must be proceeded by an early morning bird survey by an ecologist on the mornings that these works will be carried out. Vegetation clearance during this season must also be undertaken only on small areas that are not too dense, easily inspected and using hand tools under the supervision of an ecologist. In the event that any active bird nests are found during the construction phase the consulting ecologist should be contacted for advice. Two conditions in relation to the above have been recommended. Ecological enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. The ecological enhancements recommended in the report are appropriate and must be shown on an annotated plan. This can either be conditioned or agreed before determination.
Hampshire Highways:	Having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective. It is noted that a second drop kerb vehicle crossover is proposed, and this would not usually be permitted. However, in this specific case, the second drop kerb is not to provide a connected in / out, rather an access to a second independent driveway. Given this, along with the nature of Park Road, this would be acceptable. However, applicants should be made aware that subsequent to any planning permission that may be issued by EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb works. This can be applied for via the following web address: https://www.hants.gov.uk/transport/parking/droppedkerbs

Site Visit:	Yes ☒	No ☐
Details: 30/06/2026		

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, DM8, DM11, DM13 and DM14. Supplementary Planning Documents: Quality Places; Parking Standards; Trees and Development; Character Area Appraisals.
Assessment:
<u>Policy and principle:</u> The application site sits within the urban edge where the basic principle of development is acceptable, with any formal approval being based on the exact nature, design, and impact

of that being proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Site and proposal:

The application site contains a two storey detached dwelling sited on a verdant plot. The property is similar in style to some along Park Road but has features, such as a front balcony, which make its character unique and distinctive. The surrounding area contains residential dwellings which are fairly mixed in their appearance.

The application proposes two-storey side/rear extensions, a new attached garage, a new enclosed front porch, fenestration alterations and like-for-like replacement of the front balcony. In addition, a dropped kerb and second driveway is proposed. Amended plans were submitted late in the process for clarity regarding obscure glazing and to bring the site plans in line with the submitted arboricultural information. Further re-consultation was not deemed necessary given that amendments were provided for clarity and consistency, rather than significantly altering the scheme.

Design and layout:

The proposed two storey rear extensions would follow the lines, styling and materials of the host dwelling, and would not detract from its appearance from the street scene. The proposed single storey side extension accommodating a garage would sit comfortably in the locality, retaining sufficient spacing with its adjoining neighbour and following a pattern set by a single storey side garage extension at the no.147.

The detailing and layout of fenestrations along with the retention of the balcony would help in retaining the character of the existing property. The proposed porch extension would sit beneath the existing balcony and as such would remain unobtrusive from the street scene and suited to the host dwelling.

The proposed rear extensions would largely infill perceived gaps to the rear/side of the property, and the proportions of the extended dwelling would continue to be suited to its plot and the pattern of the locality. The development would not be an overdevelopment of the site, retaining sufficient amenity space and improving on site car parking, according with the Parking Standards SPD requirement of 3no. on-site car parking spaces for a 4+ bedroom property.

Residential amenity:

Due to the orientation, arrangement and spacing between the proposed extensions and neighbouring properties, unacceptable impacts on neighbouring light and outlook are not likely. The hipped roof design of the two storey elements also helps to mitigate impacts on adjacent neighbours.

With regard to privacy, under the Council's Quality Places SPD, particular attention should be paid to ensuring a degree of privacy in garden spaces immediately to the rear of a property. Whilst there is significant vegetation to the rear and sides of the property, this cannot be relied upon to secure privacy in perpetuity. As such, conditions to ensure side facing windows are obscure glazed, high level and/or restricted in their opening have been placed on the decision. Although the neighbour at 147 Park Road has commented that they are not concerned regarding privacy, the potential for angled views of their garden is such that obscure glazing to the window of 'bedroom 4' was considered necessary.

In relation to properties to the rear (at Ashen Close), there is sufficient distancing to prevent adverse impacts on privacy. Similarly, although the rear garden of 31B Pine Road sits adjacent to the application site, views from new and altered rear-facing first floor windows would not directly overlook habitable windows or the garden space closest to the house. As such, a degree of privacy would be retained for this property.

A heat pump was initially indicated on the proposed plans, however details were only provided late in the application process. Given that the heat pump was not within the description of development or clearly advertised during consultation on the application, reference to this has been removed from the plans.

Highway safety:

As a new access was proposed on site, advice from the Local Highway Authority (LHA) was sought. Whilst in most cases adding an additional access to the same residential property is not acceptable to the LHA, given that the resulting two accesses and driveways would not be joined and due to the local context, the alterations are considered acceptable. An informative shall be placed on the decision outlining the requirement for a further application with the LHA to undertake the dropped kerb works.

Trees and ecology:

An arboricultural report was undertaken in support of this application. This outlined that the significant false acacia tree to the rear is to be retained and pruned, the protected Liquidamber to the front transplanted, and the conifer next to the existing driveway replaced. The Council's Tree team is broadly satisfied with the proposals, therefore compliance with the submitted arboricultural information shall be conditioned to ensure no adverse impact upon trees or other natural features which are considered worthy of retention resulting from the proposal.

Ecological assessments were submitted in support of this application and reviewed by the Council's Ecology team. They were satisfied that the proposal would not have an adverse impact on protected or priority species, provided that the recommended precautionary working methods and appropriate ecological supervision is undertaken. This shall be conditioned, and voluntary biodiversity enhancements recommended via an advisory note.

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 ...		