

DELEGATED OFFICER REPORT

Application Ref: H/26/101520

Site Address: 3 MAYTREE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5RT

Case Officer: Gina Aftanas

Description: Proposed single storey front 'infill' extension, to form a ground floor shower room.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders within site boundary 1,000 year extent surface water just outside of boundary Bats recorded in the area Southern Water foul sewer pipe within boundary		

Planning History?	Yes ☐	No ☒
--------------------------	-------------------------------------	---

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No Objection		
Southern Water:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 22/06/2026 – 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; Residential Parking Standards.

Proposal:
This application seeks approval for a single storey front infill extension. The extension measures approximately 3.04m in width, 1.5m in depth and 3.9m to the ridge in height. The proposal also includes an overhang of approximately 7.76m in width and 0.8m in depth from the principal elevation, with all materials proposed to match the host dwelling.

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 towards the southern end of Maytree Road, south of Hocombe Road in Chandlers Ford. The property is set back from the road by way of tarmac driveway and is set within a residential setting featuring different style house-types.

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 proposal is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and matching materials. The proposed roof design will suit both the host dwelling and surrounding area, with pitch roofs being a common feature within Maytree Road. The ground floor roofline of the proposal is styled to match that of number 5 Maytree Road, ensuring a comfortable and cohesive fit with the neighbouring property.

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.

Owing to the small scale of the development and no additional windows to the north elevation, the neighbouring property at number 5 Maytree Road is not expected to be negatively impacted by the proposal in terms of loss of privacy, light or outlook.

The proposed development is also unlikely to impact the neighbouring property to the south, 1 Maytree Road. This is due to the separation distance and outbuilding already present within the neighbouring boundary, the proposed extension's footprint remaining in line with the principal elevation, and the small scale of the proposed overhang. Together, these design features prevent any adverse overbearing or privacy issues and will not result in any loss of light to the property.

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 within the area, the Council's Ecology Team were consulted as part of this application. After reviewing the site, no objection was found subject to the following informative being included within the decision notice.

- 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.
The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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 Environment 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 ☐