

DELEGATED OFFICER REPORT:**Application Ref:** H/25/99840**Site Address:** 27 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SN**Case Officer:** Clare Martin

Description: Roof enlargement to facilitate loft conversion including rear dormer window, removal of one chimney stack and installation of 1no. first floor window on northern side elevation

Particular Site Constraints?	Yes ☒	No ☒
• Within urban edge • Tree preservation orders on the site		

Planning History?	Yes ☒	No ☐
• H/23/95674 - Construction of outbuilding to provide a home office – Permitted (2023) • H/23/95626 - Retention of 2m boundary fence (facing Kingsway) – Permitted (2023) • F/17/80304 - 2m high replacement fence and wall along northern boundary, single storey side extension following demolition of existing garage and utility room and installation of rear dormer window – Permitted (2017) • Z/12017/002 – Two storey side extension and erection of double garage – Permitted (2000)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Ecology:	<u>Comment</u> <u>Bats</u> I have reviewed the preliminary bat roost appraisal (Dec 2025) and Bat Emergence Survey Report (July 2026). Bat droppings were found in the loft space and Brown long eared and Pipistrelle bats were recorded emerging from the house at three different places during the third emergence survey. A European Protected Species Licence (EPSL) from Natural England will be required. This can only be applied for after planning permission has been granted. The mitigation recommended in the report will be included in the application for the EPSL. <u>Biodiversity requirements/ enhancements</u> Section 6.4 habitat enhancements includes a bat loft in the roof void of the detached garage and an lbstock bat brick built into the house. These are compensation for the loss of the existing roost features which would be lost to the loft conversion rather than enhancements. Photographic evidence of the installation of these features can be conditioned.		

	The additional enhancements recommended in the report are a hedgehog house and an insect block. It is important to provide foraging resources for bats on site, so planting more flowering plants to attract insects would be a significant enhancement for this site.
Trees:	No objection
Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Carried out August 2025		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

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 Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14. Supplementary Planning Documents: Quality Places & Residential Parking Standards; Character Area Appraisals.

Planning History and Current Application:
In 2017, planning permission was granted to extend the dwelling and to install a flat roof dormer window on the southern elevation (rear). The planning permission was implemented with the construction of the single storey extension, meaning that the approved dormer window can still be installed on the dwelling and is the fall-back position. The approved dormer window was a single continuous flat roof structure measuring 7m(w) by 2.3m(d) by 2.4m(h). The dormer contained a row of full height clear glazed windows along the rear elevation. The current proposal is to enlarge and convert the property's roof space by extending the ridge width by 1m on both sides, adding front facing roof lights and a flat roof dormer window on the rear. The dormer window is in two sections to take account of the step in the property's rear elevation, and at its largest points measures 7.7m(w) by 3m(d) by 2.8m(h).

Assessment:
Principle The site is within the urban edge where the principle of development is acceptable.

Character and Appearance

The property is an attractive detached two storey house centrally positioned within a large verdant plot. It is sited on the corner of Hocombe Road and Kingsway, where its roofline is visible from multiple aspects, most notably during the winter months when there is limited tree coverage.

The proposal involves extending and converting the existing roofline. The front elevation facing Hocombe Road works well with the extension to the eaves and ridge matching the roof shape and pitch of the existing dwelling. The new rooflights are a discrete addition to the roof and the new first floor side window matches the existing fenestration on the property.

The rear dormer window is less successful with its massing and long flat roofline creating a bulky addition to the back of the property. However, while there is some visibility of the dormer window from Kingsway, due to the orientation and set back of the property the dormer window will not be unduly prominent within the street scene, especially as it contains houses of varying designs. The rear dormer window has been scaled down during the application process and will use plain clay tiles, to match those of the existing roof. The dormer is also not significantly larger than the previous planning permission.

On this basis the proposal is not considered to unacceptably impact the character and appearance of the dwelling or wider residential area.

Residential Amenity

The position of the rear dormer means that there will be views from the new bedroom windows into the patio and garden of 154 Kingsway. However, the windows within the dormer have been reduced in size during the planning application and the total glazed area is smaller than the original planning permission. Furthermore, there is likely to be less overlooking from a bedroom window compared to a main living space, which would be mainly used at the ends of the day.

The development generally accords with the 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

A preliminary bat roost appraisal and Bat Emergence Survey Report have been provided, which has confirmed the loft is a bat roost. The survey provides appropriate compensation and mitigation measures, which have been accepted by the Ecology Officer and will be secured by condition. A European Protected Species Licence also needs to be granted by Natural England for the work (once the planning application has been determined). An informative will be placed on the decision notice to explain this requirement and recommending further ecological enhancements at the site.

Other Considerations

- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and would meet parking standards.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...