

DELEGATED OFFICER REPORT

Application Ref: H/26/101657

Site Address: 64 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FJ

Case Officer: Gina Aftanas

Description: Demolition of existing outbuilding, erection of single storey rear extension.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Kingsway Character Area Appraisal Great Crested Newts IRZ – Amber/Red Zone Bats recorded in the area Tree Protection Order trees within the site boundary		

Planning History?	Yes ☐	No ☒
No relevant planning history		

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 subject to the following condition being included within the decision notice. <i>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.</i> <u>Reason:</u> to retain and protect the existing trees which form an important part of the amenity of the locality.		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2026 – 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, DM11 and DM14.
Supplementary Planning Documents:

Quality Places (June 2026); Parking Standards (September 2025) and Kingsway Character Area Appraisals.

Character Area Guidance

- Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- No healthy or mature trees would be felled or likely to be damaged.
- The design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.

Proposal:

This application seeks approval for the erection of a single storey rear extension following demolition of existing outbuilding. The extension is of a flat roof design and measures approximately 11.7m in width, 5.6m in depth and 2.9m in height. The proposal utilises matching brick for the side elevations and bronze aluminium for the rear elevation, large sliding doors leading to the rear garden and 1no. window on the northeast elevation and 1no. door on the southwest elevation.

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 toward the southern end of Kingsway in Chandlers Ford. The property is set back from the road by of front garden area and gravel driveway, with the rear garden fully enclosed utilising fence and tree line boundary treatment. The surrounding area is of a leafy but residential nature, 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 and scale by use of subservient design. While the proposed flat roof departs from the existing architectural style of the property, the extension is positioned as to avoid any visibility from the public realm. Furthermore, rear extensions featuring flat roofs constitute a well-established and common architectural precedent along Kingsway.

The development would not be an overdevelopment of the site, 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 and Kingsway Character Area Appraisal.

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.

The neighbours most likely to be affected by this proposal are numbers 62 and 66 Kingsway.

The proposal is of a single storey nature and is designed to not protrude past the rear-built line of number 62 Kingsway. A door is proposed on this south-west elevation; however, this is not expected to cause harm to the privacy of this neighbour due to its ground floor positioning and additional sliding timber shading screen. As the extension is positioned to not exceed this neighbour's rear-built line and is of a single storey nature, it is not expected to cause harm in terms of loss of light or outlook.

The proposal is set in from the boundary of number 66 Kingsway at its closest point to the dwelling. As the boundary narrows inward within the garden, the far end of the extension lays close to this boundary - to a similar extent of the existing outbuilding. A window is proposed to this north-east elevation, at ground floor level, with no window on the neighbouring side. The proposal is not expected to cause additional harm to this property in terms of loss of privacy, light or outlook due to this and the existing boundary treatment already in situ.

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 the site being within an amber impact risk zone for Great Crested Newts with records of common toads, bats and hedgehogs very close to the site, 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.

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- A precautionary working method must be used to prevent harm to wildlife that could be using this site.
It should include:
All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
Any excavations must be covered at night or be fitted with a small animal escape ramp.
No fires can be lit on site.
Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- 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>)

Trees

Due to a tree with a Tree Protection Order within the proposal site, the Council's Tree Officer was consulted as part of the application process. They responded with the below comments and condition to be included within the decision notice.

We are not concerned about the direct impact of the proposed structure on existing trees and vegetation – there are a few boundary shrubs and small trees, but nothing that provides high levels of public amenity. However, there is a significant tree to the front of the dwelling that would utilise the unsealed surface of the front garden. Construction access and activities could have an impact on this tree and its root protection area should be demarked and protected for the duration of the construction period.

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.*

Southern Water

Due to a foul sewage pipe on the boundary line of the property, Southern Water were consulted as part of the application process. They responded with no objection to proposal and the below comments.

- Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.
- Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.
- In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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 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.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐