

DELEGATED OFFICER REPORT

Application Ref: H/26/101377

Site Address: 18 TADBURN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2NF

Case Officer: Gina Aftanas

Description: Erection of front porch, replacement front steps with landing area, UPVC window on the ground floor above garage roof (part retrospective).
Amended description.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Southern Water foul drainage within the site boundary		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Southern Water:	<u>Existing Gravity Sewer - tree, buildings, assets within stand-off distance:</u> The gravity sewer (diameter unknown) requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf <u>Condition:</u> In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/07/2026 – 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).

Proposal:

This application seeks approval for the erection of a front porch, along with retrospective permission for replacement front steps and additional window to the ground floor front elevation. The porch measures approximately 1.25m in width, 1.9m in depth and 2.42m to the ridge in height utilising white UPVC, tiles to match the host dwelling and obscured glass windows.

Amended plans were received 10/08/2026 removing the request for cladding to replace the hanging tiles on the first floor of the property.

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 semi-detached property located within Tadburn Close, leading off from Bodycoats Road in Chandlers Ford. The property is set back from the road by way of block paved driveway and attached garage, with public passageway on the southern side. The surrounding area is residential in 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. Whilst the porch would be in an elevated position partially above the garage roof, it would be of a modest size and would utilise uPVC and window materials to match those on the host dwelling. The uPVC will also sit comfortably within the surrounding area with porches and garages of the similar materials and colour within the vicinity.

The front steps have already been replaced and are now positioned against the front of property. This does not negatively affect the character of the area as other properties within the terrace consist of differing step arrangements.

The addition of the ground floor window falls under permitted development as it is of a similar size and style to the existing windows within the front elevation of the property. As the window is on the ground floor, it is not required to be of obscured glazing.

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.

The proposed porch is not expected to result in any adverse impact on the residential amenity of neighbouring properties. While 20 Tadburn Close is located closest to the development, any potential impact is mitigated by the structure's modest scale and central positioning on the host property. Consequently, the development is not expected to cause any overshadowing or material loss of daylight to this neighbouring property. Number 16 Tadburn Close is positioned far enough away from the proposal to not be impacted.

The additional window is positioned to the front elevation, ensuring there is no loss of privacy to neighbouring properties with views towards the public realm only. Due to this and that the window serves a kitchen, it is not considered to cause additional harm.

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.

Southern Water

Due to a foul sewage pipe within the site boundary, Southern Water were consulted as part of this application. They have no objection to the works, subject to the following comments.

- The gravity sewer (diameter unknown) requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:
<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>
- In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers

Due to the small scale of the development, the above requested condition will be included as an informative within the decision notice as it is not deemed to pass the tests to be included as a condition in this instance. The applicant was made aware of the above comments during the application process.

Ecology

Due records of bats in the area, the Councils 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>.
- 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 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 ☐