

DELEGATED OFFICER REPORT

Application Ref: H/26/101491

Site Address: 11 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EB

Case Officer: Charlie Vallis

Description: Loft conversion including hip-gable with front and rear dormers, alterations to fenestration, stepped access to rear and installation of entrance gates.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders (TPO 306A-E and 58-H)		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2no. letters of objection received from neighbours at no.13 and no.15 Brownhill Road, based on the originally submitted plans. - No.13: My concern is that the rear dormers overlook a bedroom velux window. Also a rear glass roof conservatory used as a lounge dining room. Also changing the hip end may effect our early in the year sunshine and light as 11 Brownhill Road is considerably a higher property than ours - No.15: We note from the proposed elevations that a significant dormer is being considered to the North elevation of the property. As the property is located higher due to the steep incline, the loft conversion with dormers would allow significant visibility directly into our velux windows onto the master bedroom which are located over the bed and directly in front of the ensuite (and also would overlook onto the garden) this would completely reduce our privacy. Therefore, we would request the dormer to be located on the other side of the property/ an alteration to the design such as velux windows which would not interfere with our privacy. We were not notified of this formally via a letter however, this impacts us and therefore, we should have been consulted. You are welcome to view the impact from our bedroom/property or I can send photos as required.		
Parish Council:	No comments were received		
Ecology:	I have reviewed the site photos and do not see any potential bat roost features. A precautionary working method for great crested newts, hedgehogs and nesting birds will be required. Biodiversity enhancements can be agreed before determination or can be conditioned. Informative notes also recommended.		
Tree Officer:	Thank you for sending through the arboricultural information. I can confirm we are satisfied with it. Requested that compliance with the arboricultural information is conditioned.		

Site Visit:	Yes ☒	No ☐
Details: 9.7.26 and 27.7.26		

Policy:**National Planning Policy Framework – National decision-making policies
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 (EBLP) 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); Character Area Appraisals.

Assessment:Site and surroundings:

The application site is located towards the south-east of Brownhill Road, close to the centre of Chandler's Ford, with a significant incline (north to south) along this section of road. The surrounding area generally consists of residential bungalows varied in appearance, whilst directly opposite the site sits a Community Centre.

The application site is set up high compared to its northern neighbours and contains a brick-built bungalow, with black timber cladding and two small gable features to its front. The property is set back behind a hedgerow, some of which was removed during the course of this application, and a driveway runs along the northern side of the property.

Proposal

The application proposes a loft conversion. Original plans showed hip to gable roof alterations to the front and rear, a flat roof dormer to the north and 4no. dormers to the south.

An amended set of plans were submitted during the application. Alterations included an altered north-facing dormer and first floor layout, and the removal of the proposed front gable. These amendments have been accepted and supersede the original plans, with reconsultation not deemed necessary as the alterations generally served to reduce the proposal's impact.

Also proposed are a set of entrance gates with brick piers, an extension to the existing porch and a set of stairs to a new side entrance door. These aspects remain unchanged from the original set of plans.

Principle

The application site is within the urban edge where the basic principle of the proposed development is acceptable, with any formal approval being based upon its exact nature, design, and impact being considered acceptable and in accordance with the relevant national decision-making policies (NPMP), the policies of the adopted local plan and supplementary planning guidance.

Among other matters, EBLP policy DM1 outlines that new development should not have an unacceptable impact on neighbouring residential amenity and the character and appearance of urban areas; and take full and proper account of the context of the site [including the character, appearance and land uses of the locality or neighbourhood], and be compatible with adjoining uses and well-integrated in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. The provisions of the NDMP L2(1)(d) and DP3(1) align with this policy.

Design and layout

The works to the south elevation, in isolation, are largely modest and sympathetic to the host dwelling. The gable dormer towards the rear, although not subservient to the host dwelling, is adequately 'tucked away' and on relatively level ground such that its appearance would not be overbearing to neighbouring properties or nearby public vantage points. The amendment to hip the front part of the roof reduces the overall impact of the proposals on the street and align with the pattern of generally hipped frontages present on nearby properties of a similar setback. The external materials have not been outlined in detail, although, hypothetically, sympathetic materials could be secured via a condition; as such, this would not form a reason for refusal.

The host dwelling would retain sufficient amenity space and a driveway of sufficient size to accommodate the extended dwelling.

The proposed stairs to a new side entrance door to the north would not be an overly noticeable addition from the street; nor would they result in increased impacts on neighbours (for example through loss of privacy) beyond the impact of its existing ground floor windows. As such this aspect of the proposal is considered acceptable.

However, to the north elevation are multiple large dormers, with a central flat roof dormer and two large gable ended dormers which extend to the top of the roof ridge and out to the front wall. As outlined in the Quality Places SPD (6.6.1), where dormers are proposed they should be subordinate to the host dwelling and complement the existing house in proportions, size, position and detailing; with multiple small dormers often working better than one large one. In this instance their form and scale would dominate the northern aspect of the roof and they are not considered sufficiently subservient to the host dwelling. Given the building's raised position, an already high flank wall and the loss of hedgerow to the front, they would appear overly prominent and overbearing from the street, introducing a feature ill-suited to the locality.

Two small gable features to the property's frontage would be lost in the proposal, even with the amendment to a hipped frontage. These features add visual interest to the property when viewed from the street and add to its character. As such their loss would detract from the character and visual interest of the property.

The proposed entrance gates and brick piers, although set back from the road would disrupt the appearance of generally open or verdant frontages along the street, appearing stark and visually incongruous in the context of this section of road.

The application is considered in conflict with NDMP DP3(1) (having regard to L2(1)(d)), EBLP policy DM1 and supporting guidance of the Quality Places SPD – with the mass, scale, design and siting, of certain aspects of the proposal not considered suited to the character and appearance of the host dwelling and its locality.

Residential amenity

The north-facing dormer windows proposed on the initial set of plans were considered to result in significant overlooking to no.13 Brownhill Road, particularly given the significant drop in ground level to this property. Likely loss of privacy was noted particularly within their rear conservatory, first floor bedrooms and immediately adjacent garden areas. At no.15 Brownhill Road, although approx. 30m from the proposed dormer, a perception of overlooking and a sense of lost privacy would remain within their rear bedroom and garden space as a result of the first floor windows on this elevation.

In seeking to address this concern, the amended set of drawings rearranged the first floor to bring mainly windows serving ancillary rooms to this elevation. One habitable room with its primary outlook through the north elevation remained on the plans, however its impact on privacy is limited, largely looking out to the street and with views of neighbouring habitable windows largely screened by a protected tree.

Overall the amended plans reduce the level of overlooking, however, a significant perception of overlooking would likely remain for occupiers of both no.13 and no.15 Brownhill Road in the rooms and areas outlined above. This perceived loss of privacy would particularly result from the taller dressing room window, as well as the two central windows. As such the proposals continue to be detrimental to their perceived privacy, in conflict with EBLP policy DM1.

Given the significant shift in levels and its already high flank wall, the height and prominence of the gabled dormers fairly close to their shared boundary, would result in an overbearing impact on the no.13, adversely impacting their outlook and potentially reducing sunlight during winter months – given its southern orientation. This would further result in adverse impacts upon their residential amenity in conflict with EBLP policy DM1.

Other matters:

Initial comments from the Council's Tree Officer outlined that details were required to set out the required pruning and protection measures for on-site protected trees. Additional information was submitted and the Tree Officer satisfied that the proposal was not likely to result in adverse impacts on significant trees.

The Council's Ecology team was also consulted due to records of protected species' in close proximity to the application site. Upon review of site photos the Ecology team were satisfied that impacts on protected/priority species are unlikely, with informatives recommended to make the applicant aware of their duties under the relevant wildlife laws.

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 ☒

By virtue of its bulk, form and scale, together with the loss of the two small gables to its frontage, the proposed alterations are considered insufficiently subservient, sympathetic and respectful of the appearance and visual interest of the existing dwelling and thereby detrimental to its character and appearance. The substantial increase in the overall bulk and scale of the roof brought about by the proposed north-facing dormers, coupled with its prominent siting, would result in an overbearing and incongruous feature detrimental to the character and appearance of this section of Brownhill Road. The proposal is therefore in conflict with National Planning Policy Framework [2026] national decision-making policy DP3(1), Eastleigh Borough Local Plan [2016-2036] policy DM1 and supplementary guidance of the Quality Places SPD [2026].

Relative to the neighbouring properties to the north [no.'s 13 and 15 Brownhill Road] the position of the application dwelling on significantly higher ground and close to the boundary, coupled with the presence of side-facing windows and the excessive bulk and scale of the proposed north-facing dormer, would likely result in an overbearing impact and a significant perception of overlooking to the first floor bedrooms, garden spaces and rear conservatory of no.'s 13 and 15 Brownhill Road. As such the proposal would result in significant loss of perceived privacy to both properties and adversely impact the outlook and light enjoyed by no.13, in conflict with National Planning Policy Framework [2026] national decision-making policy L2(1)(d)(ii), Eastleigh Borough Local Plan [2016-2036] policy DM1 and supplementary guidance of the Quality Places SPD [2026].