

DELEGATED OFFICER REPORT

Application Ref: H/26/101574

Site Address: 12 VESPASIAN WAY, CHANDLER'S FORD, EASTLEIGH, SO53 2DB

Case Officer: Gina Aftanas

Description: Construction of a single storey rear extension following demolition of conservatory and replacement garage following demolition of existing garage and chimney. Alterations to fenestration. Extension to existing dropped kerb.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Scantabout and Peverills Wood Character Area		

Planning History?	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Initially submitted plans – 4 objections</u> - overdevelopment - loss of privacy - increased noise - odour from kitchen - loss of outlook - harm to character and appearance - loss of light - concern about construction works taking place before planning permission has been granted <u>Final submitted plans – 1 comment and 2 objections</u> - overlooking - noise - overgrown bushes - harm to character and appearance - outlook - query about whether walls will be insulated <u>Officer Response</u> Matters relating to wall insulation would be dealt with during the building control stage. Overgrown bushes that are causing potential damage is not a planning consideration and should be dealt with as a civil matter. The garage that has already commenced works falls under permitted development rights and can be constructed without planning permission. The other forementioned objections are explored within the following report.		
Parish Council:	No Comment Received		
Hampshire Highways:	There would be no objection to the proposals from a highway perspective, subject to conditions as outlined below. ACCESS CONSTRUCTION PROVISION No use of the additional parking shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans. Reason - To provide satisfactory access and in the interests of highway safety. DRIVEWAY SURFACE MATERIALS PROVISION		

	The proposed driveway surface shall be constructed of a non-migratory material across its full width for a minimum of 1.0m into the site from the back edge of the public highway. Reason - To ensure loose materials are not tracked out onto the public highway from the site.
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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); Scantabout and Peverills Wood Character Area. <u>Character Area Guidance</u> • The style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties. • 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 the existing plots.

Proposal:
This application seeks approval for the construction of a single storey rear extension following demolition of conservatory, alterations to fenestration which comprises the alteration of a window on the north elevation. The rear extension measures approximately 8.5m in width, 6m in depth and 2.9m in height utilising materials to match the host dwelling, this is a reduction of 1m in height and 1m in depth from the originally submitted plans. The replacement garage measures approximately 2.8m in width, 10.3m in depth and 2.4m in height. The submitted plans also show a new garage, following demolition of existing and extended dropped kerb, these works have been assessed as permitted development and do not require planning permission. However, as they are shown on the plans, these works will be referred to in this report.

Assessment:
<u>Principle</u> 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. <u>Site and Surroundings</u>

The application site comprises a single storey detached dwelling located toward the centre of Vespasian Way, east of Winchester Road in Chandlers Ford. The property is set back from the road by way of front driveway with the rear garden fully enclosed utilising fence and hedgerow boundary treatment. The area is characterised by a sloping topography with the application property being higher than the rear of the garden as well as the neighbouring properties to the south along Verona Road. The surrounding area is residential in nature, featuring similar style house-types of differing sizes.

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 initially submitted plans were not acceptable due to the excessive height and massing of the proposed extension. After amendments to reduce the height and depth of the extension, received 30/07/2026, the proposal was considered more acceptable for assessment.

Despite its size, the proposed extension would have limited visibility from the public realm owing to its location at the rear of the property. The visual impact is further reduced as the roof sits below the existing roofline and is finished in materials that match the host dwelling. In addition, the flat roof design reflects a form of development commonly found on Vespasian Way and neighbouring streets, ensuring the proposal integrates harmoniously within the local context.

The replacement garage has been constructed under permitted development rights and although seen from the public realm, the addition fits well within the street scene as garages in this position are commonly found within Vespasian Way.

As Vespasian Way is an unclassified road, the dropped kerb element of the proposal does not require planning permission. Notwithstanding this, a dropped kerb licence will be required from Hampshire County Council before the works can be undertaken. The associated landscaping changes to the front garden, intended to accommodate additional off-street parking, are not considered harmful to the visual character of the street scene, which is characterised by a varied range of front garden layouts and treatments along Vespasian Way.

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, Scantabout and Peverills Wood Character Area Appraisal and Policy DP3 of the NPPF 2026.

Residential Amenity

NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The initially submitted plans were assessed as unacceptable due to the mass and scale of the proposed extension, and its effect on the neighbouring properties to the south in relation to loss of outlook and overbearing appearance. The amended plans received 30/07/2026 reduced the height and depth of the proposal and set it in from the southern side.

The neighbouring property most affected by the extension element of the proposal is number 3 Verona Road. As originally submitted, the extension would have extended

along a large part of the rear garden boundary of No.3 and combined with its height, this was considered to have an adverse impact on the outlook from this neighbouring property. The reduction in height and depth have reduced the overall impact of this development received by this property. Although the site is situated on higher ground relative to the neighbouring property, the extension is limited to a single storey in height and has been reduced to a more modest height of 2.9m and depth of 6m. This significant reduction in both height and depth has resulted in a form of development that is more proportionate to its setting, reducing the impact on the neighbouring property to a level that is not considered sufficiently harmful to warrant refusal.

One concern raised by neighbouring residents related to potential increased noise and disturbance from the extension, which would accommodate a kitchen with bi-fold doors. However, given the residential character of the area, an element of noise from general residential activities would be expected. As the property would remain as a single-family dwelling, it is not considered that there would be any excessive noise impacts from the extension.

A neighbouring resident also raised concerns regarding a side window proposed within the south-west elevation, citing the potential for overlooking. This issue has since been addressed, with the window omitted from the final submitted plans.

The garage element of the proposal will most likely affect the neighbouring property to the north, number 10 Vespasian Way. However, the garage is being built to permitted development standards by keeping the height below 2.5m. The measured height for this is 2.4m, which has been confirmed by the Planning Enforcement Team. In any case, with the garage not exceeding this height limit, along with a garage previously being in the position, the extended length of the proposal is not considered to cause a negative impact on this neighbour. There are also examples of long garages within the vicinity, namely number 6 Vespasian Way.

Dropped kerbs are common along Vespasian Way with all properties within the vicinity being inclusive of onsite parking. An extension to this dropped kerb is not considered harmful to the amenity of neighbouring properties and in this case does not require formal planning permission.

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.

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 ☐