

DELEGATED OFFICER REPORT

Application Ref: H/26/101868

Site Address: 47 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EF

Case Officer: Rachael Morris

Description: Timber Garden Room replacing an existing Conservatory

Particular Site Constraints?	Yes ☒	No ☐
• Tree Preservation Order(s) • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/05173/002/00 - Construction of Rear Conservatory – Permit – Aug 1997 • F/15/76357 - Two storey side, two storey rear extension, single storey side and rear extension, front porch and external alterations. – Permit – Jun 2015 • F/15/77104 - Two storey side, two storey rear extension, single storey side and rear extension, addition of rear dormer and external alterations (Amendment to F/15/76357) – Permit – Oct 2015 • F/16/78375 - Two storey side, two storey rear extension, single storey side & rear extension, addition of rear dormer & external alterations (amendment to F/15/77104), partial variation of condition 6 of F/15/77104 – Permit – Jun 2016		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Tree Officer:	No Objection		
Southern Water:	Due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service. 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. We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and the Sewerage Sector Guidance with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.		

Site Visit:	Yes ☒	No ☐
Details: 01/09/2026		

Policy:
National Planning Policy Framework (NPPF) 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 (June 2026); Parking Standards (September 2025); Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the garden room is suited to the host dwelling in terms of its form, scale and appearance. This is in accordance with NDMP DP3 of the NPPF (2026) which sets out the key principles for well-designed places.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The garden room will replace an existing conservatory and be a very similar size in terms of depth. The width will be enlarged to fill in an existing gap between the conservatory and main dwelling.
- The proposed height at its highest point (top of the lantern rooflight) is similar to the ridge height of the existing conservatory but is set in from the boundary.
- Overall, the proposed garden room is a modest addition and similar to the conservatory in which it is replacing.

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 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.
- The proposal is only a single storey extension and does not propose any side windows. The existing boundary treatment to the side closest to the development has a satisfactory fence and dense vegetation. Nonetheless, the development only proposes windows which face to its own rear garden and roof lantern lights which do not propose any unacceptable overlooking.

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.
- Southern Water have requested a couple of conditions are placed on the consent to advise around protecting the public sewers.

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 ☐

Comments ...