

DELEGATED OFFICER REPORT

Application Ref: H/26/101577

Site Address: 8 CLANFIELD CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2HL

Case Officer: Alexandra Stone

Description: Proposed first floor side extension to create en-suite, roof alterations to front porch

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers -Foul - Tree Preservation		

Planning History?	Yes ☒	No ☐
F/15/77103 – Permit – 28/10/2015 Single storey side and rear extension F/17/81441 – Refuse Planning Permission – 02/11/2017 Retrospective subdivision of dwelling to form 2no. one/two-bedroom flats H/23/96295 – Permit – 30/04/2024 Retention of 14no. Solar panels to the roof of the property H/25/100423 – Refuse Planning Permission – 06/01/2026 Proposed first floor side extension, alterations to front porch		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	There have been 13 objections for this application, summarised below; - Alter the character and residential amenity of the surrounding homes. - Loss of privacy/ overlooking/ overshadowing - Intensity of occupation - Application does not address garden/office in rear garden - The introduction of a high-occupancy HMO would represent a significant change from the established family residential character of the area. - Overdevelopment and change of use - No plans for additional parking - Concerned HMO with no licence - Drainage concerns - Veranda and previous planning control - Noise disturbance - Previously refused subdivision, concerns the property is still divided - Relevant to policy DM1 and Quality Plance SPD - Incorrect internal layout on plans - Plans do not show outbuilding - Highway safety <u>Officer response:</u> The application is for the addition of a first floor en-suite and porch alterations. As there are no additional bedrooms there is no requirement for additional parking and would be deemed unreasonable. The application to split the dwelling was previously refused and is not part of this application, nor is a garden room or outbuilding. All other matters are addressed within the report.		

Parish Council:	No Comments Received
Southern Water:	No Objection
Ecology:	No Objection
Tree Officer:	No Objection subject to condition

Site Visit:	Yes ☒	No ☐
Details: 13/08/2026		

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); Character Area Appraisals.

Proposal:
The application is for a first-floor side extension to create en-suite measuring approximately 7.4m in width by 4.8m in depth with roof alterations to existing front porch, going from flat roof to pitch.

Assessment:
<u>Principle</u> The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies. <u>Character and Appearance</u> 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 dwelling is located to the end of Clanfield Close, to the southeast of Winchester Road. The properties within Clanfield Close vary in design and material, with some having large porches, some with dormer windows. Most of the properties also benefit from driveways with good spacing between. The application site is located to the very end of the Close, sitting off centre from approach, with the ground slopping down towards the property. The dwelling is a two-storey property with a flat roof front porch and driveway. The proposal is to alter the front porch from flat roof to a pitch roof. As this would be a low pitch, it is unlikely to be noticeable.

The proposed first floor side extension would sit to the northern boundary, subservient to the main dwelling and modest in size. The extension would be set back with materials to match the existing dwelling and shielded by hedgerow and neighbouring property. As such, the extension is unlikely to be intrusive within the streetscene and so would be inkeeping with the character of the area.

- The design of the proposals are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

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 proposed first-floor extension has windows to the front elevation. This is likely to have obscured glass and will be conditioned as such and so would be unlikely to cause overlooking. As the extension is subservient to the main dwelling and set back from the front of the property, it is unlikely to cause overshadowing to the neighbouring properties.

- 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.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

The application is for an En-suite and not any additional bedroom, therefore it would be unreasonable to request additional parking.

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.

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 ...