

DELEGATED OFFICER REPORT

Application Ref: H/26/101806

Site Address: 2 PINE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 1LL

Case Officer: Gina Aftanas

Description: Single storey front and rear extensions, 2no. rooflights to the front elevation and changes to the fenestration.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Blanket Tree Preservation Order Bats recorded within the wider area Southern Water foul sewer within boundary		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		
Tree Officer:	No Objection		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2026 – 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 a single storey front extension, single storey rear extension and changes to the fenestration. The front extension measures approximately 2.6m in width, 2.2m in depth and 3m in height utilising matching brick and natural cedar wood/composite cladding with 1no. door to the front elevation. The rear extension measures approximately 5.2m in width, 2.9m in depth and 3m in height utilising natural cedar wood/composite cladding, 1no. door to the rear elevation and 1no window to the eastern elevation. The fenestration changes include all windows to be replaced with

anthracite grey windows, 2no. rooflights to the front elevation and the existing rear dormer be changed from hanging tiles to natural wood/composite cladding material.

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 detached dwelling located toward the north-east end of Pine Crescent, east of Pine Road in Chandlers Ford. The property is set back from the road by way of front garden area and driveway, with the rear garden fully enclosed utilising fence and hedgerow boundary treatment. 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. The proposed roof design of the front extension compliments both the host dwelling and surrounding area, with flat roofs being a common feature in this position within Pine Crescent. The rear extension will not be seen from the public realm due its positioning within the property.

The proposed cedar cladding material being utilised for the front extension is not expected to cause harm to the street scene due to its set back positioning and being of a similar colour and style to the neighbouring property at number 4 Pine Crescent.

The proposed change of window colour from white UPVc to anthracite grey UPVc is also not expected to cause harm to the street scene with examples of differing windows already being present within Pine Crescent, namely numbers 7 and 8.

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.

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.

Due to the modest scale and subordinate nature of both extension elements, together with their positioning within the site, the proposal is not expected to cause any negative impacts on neighbouring residential amenity.

The proposed additional windows within the front roof slope are not considered likely to give rise to overlooking or loss of privacy, given their angled orientation and the relatively flat topography of Pine Crescent.

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.

Ecology

Due to records of bats within the wider area, the Council's Ecology Team were consulted as part of this application. After reviewing the proposal and site, no objection has been raised subject to the following informatives 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>)

Southern Water

Due to a foul sewer located within the property's boundary, Southern Water were consulted as part of this application. They responded with the below comments.

- 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: <https://developerservices.southernwater.co.uk>.
- 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.
- Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

Other Material Considerations

- As there are no significant trees in close proximity to the proposed development area, there is no arboricultural objection.
- 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 ☐