

DELEGATED OFFICER REPORT

Application Ref: H/26/101458

Site Address: 41 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of two-storey side and rear extensions, together with alterations to fenestration, replacement roof covering and external elevational treatment

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Hiltingbury and Hocombe Park Special Policy Area • Tree Preservation Order		

Planning History?	Yes ☒	No ☐
• Z/05781/001/00 - Two storey side and single storey front and rear extensions - Withdrawn By Applicant - 07/01/1992 • Z/05781/002/00 - Two storey rear extension and front porch - Permit - 15/11/1993 • Z/05781/003/00 - Erection of detached double garage - Permit - 15/07/1994 • Z/05781/004/00 - Two storey rear extension - Permit - 22/01/1998 • Z/05781/005/00 - Two storey front extension - Permit - 28/01/2002 • F/15/77336 - First floor side extension - Permit - 30/11/2015		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No representations were received in response to either the original consultation or the subsequent re-consultation on the amended proposal.		
Parish Council:	No comments were received in response to either the original consultation or the subsequent re-consultation on the amended proposal.		
Ecologist:	The ecological assessment is applicable and no objection is raised. Biodiversity enhancements, including provision for bats and swifts and habitat enhancements within the garden, are recommended.		
Tree Consultant:	No objection was raised to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 15 th June 2026.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

Policy:

National Planning Policy Framework - August 2026 (NPPF)

The NPPF sets out the National Decision Making Policies (NDMP). The most relevant for the proposal are:

- S3 (sustainable development); S4 (development within settlements); CC2 & CC3 (climate change); DP3 (well-designed places); TR3 (sustainable locations); TR4 (parking); P3 (residential amenity) and N2 (improving the natural environment).

Planning Practice Guidance (PPG)

This provides detailed guidance on the planning system and implementation of policies within the National Planning Policy Framework.

Development Plan:

The Eastleigh Borough Local Plan 2016-2036, of which the most relevant policies are:

- Strategic policies: S1 (delivering sustainable development) and S2 (approach to new development); and
- Development Management policies DM1 (general criteria); DM11 (nature conservation) and DM14 (parking).

Supplementary Planning Documents:

These documents provide detailed guidance on specific issues within Eastleigh Borough.

- Quality Places (June 2026); Parking Standards (September 2025); Trees and Development (April 2022) and Character Area Appraisals (Hiltingbury and Hocombe Park Special Policy Area)

Assessment:

Principle

The site is located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (as set out in NDMP S4). The material considerations for the proposal are considered below.

Proposal

The application seeks planning permission for substantial extensions and external alterations to the existing dwelling. As amended, the proposal comprises two-storey side and rear extensions to the principal dwelling, together with additional accommodation within the main roof space served by dormer windows. The proposal also includes an attached garage wing. At ground-floor level, this would accommodate a garage and games room, with a cinema/TV room, snug and associated ancillary accommodation provided within the roof space above. The proposal also includes alterations to fenestration and external remodelling of the dwelling.

The application was originally submitted with a substantially wider two-storey element extending towards the western side boundary. Officers raised concerns that the full-height western projection would result in excessive built form close to the boundary and would erode the spacious relationship between buildings which is characteristic of this part of Hocombe Road.

Following discussions with the applicant's agent, revised plans were submitted which reduce the full two-storey element on the western side. These amendments alter the massing and appearance of the proposal and provide greater separation between the principal two-storey built form and the western side boundary. The revised design also results in a more balanced composition to the principal elevation. A 10-day re-consultation was undertaken on the amended plans.

Character and Appearance

- NDMP DP3 of the NPPF and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses 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 principal two-storey element has been reduced in width and is now positioned further from the western side boundary. This retains a clearer sense of space around the main built form and avoids the appearance of the dwelling extending as a continuous two-storey mass across the width of the plot.
- Although additional built form is now proposed on the eastern side in the form of the attached garage wing, this element is lower than the principal dwelling and remains visually subordinate to it.
- The resulting dwelling remains large. However, when considered in the context of the substantial plot, the retained separation to the site boundaries, and the extensive garden area, the proposal would not result in a cramped form of development or an unacceptable overdevelopment of the site.
- The dwelling is positioned well back from Hocombe Road and is substantially screened from the public realm by the established mature vegetation along the frontage. Therefore, whilst the enlargement would be apparent, its visual impact within the wider street scene would be relatively limited.
- The additional dormer windows are proportionate to the overall roof form and have been incorporated in a manner which does not appear unduly prominent or visually dominant.

Residential Amenity

- NDMP P3 of the NPPF and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) 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 original proposal would have introduced a substantial two-storey element significantly closer to the western boundary with No. 43. This raised concerns regarding the scale and visual dominance of the development when viewed from the neighbouring property. The amended scheme has reduced the extent of full-height development on this side. The principal two-storey western elevation is set further from the shared boundary and retains a materially greater degree of openness and separation. Having regard to this revised relationship and the intervening boundary treatment, the amended western element would not result in an unacceptable sense of enclosure, overbearing impact or loss of outlook to No. 43.
- The eastern garage wing would extend closer towards the boundary with No. 39 than the principal part of the dwelling. However, the wing has a lower form than the

main house and remains separation between this element and the neighbouring dwelling. Given the height, form, siting, separation of the garage wing and the existing boundary vegetation, it would not result in an unacceptable overbearing impact or loss of outlook to No. 39.

- The revised scheme includes a first-floor side-facing window on the western elevation serving a dressing room. Given its relationship with the neighbouring property, it is appropriate to require this window to be obscure glazed and appropriately restricted in terms of opening. This can be secured by planning condition to prevent unacceptable overlooking and protect neighbouring privacy.
- The proposal also includes four dormer windows serving the additional roof accommodation. These are located within the front and rear roof slopes rather than directly facing the neighbouring side boundaries. The front-facing dormers would principally overlook the front of the site, whilst the rear-facing dormers would principally overlook the applicant's rear garden. Given the depth of the plot and the relationship with surrounding properties, these openings would not result in a material increase in harmful overlooking or loss of privacy.

Car Parking

- NDMP TR4 and Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) allows local car parking standards to be set, which for Eastleigh Borough Council are contained within the Parking Standards Supplementary Planning Document. These standards require XXX car parking spaces to be provided for the proposal.
- The proposal would retain the existing access arrangements to Hocombe Road.
- Although the amended development would result in a six-bedroom dwelling, the site contains a substantial front driveway/parking area together with garage provision and has sufficient space to accommodate the required level of off-street parking within the residential curtilage.

Ecology

- NDMP N2(1) and N6 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) requires development to support conservation of important habitats and species (including sites of international, national and local importance). These policies also require developments to minimise any adverse impacts on biodiversity (include features which support priority or threatened species such as swifts, bats and hedgehogs) and take the opportunity to provide ecological enhancements (such as strengthening green infrastructure and ecological networks).
- The site falls within a red impact risk zone for great crested newts. There are also records of bats, water shrews and hedgehogs within the surrounding area, together with records of slow worms, common toads and dormice in the wider locality. Therefore, the Council's Ecologist was consulted and requested a Preliminary Ecological Appraisal.
- A PEA and Preliminary Roost Assessment were subsequently undertaken by CC Ecology. The existing dwelling was assessed as having moderate potential to support roosting bats due to features including crevices and lifted roof tiles. Two bat emergence surveys were subsequently completed and no bats were recorded emerging from the dwelling. The ecological assessment also identified no habitat suitable for great crested newts or reptiles within those parts of the site that would be directly affected by the proposed development.

- Following submission of the amended scheme, the Council's Ecologist was consulted again. The Ecologist confirmed that the principal amendment would not affect any potential bat roost features and that the previously submitted ecological assessment remains applicable. The Ecologist therefore raises no objection to the amended proposal.
- The ecological assessment recommends a range of biodiversity enhancements, including areas of unmown vegetation/native wildflower planting, a compost heap and log pile, native fruiting shrubs, provision for swifts and bat boxes on buildings and/or trees.

Trees

- NDMP N2 and N3 and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) require development to conserve and enhance established trees as well as make provision for the planting of new trees and their long-term maintenance.
- There are protected trees within and around the site, and mature vegetation makes an important contribution to the verdant character of Hocombe Road and the wider Hiltingbury and Hocombe Park Special Policy Area.
- The Council's Tree Consultant has reviewed the proposal and raises no arboricultural objection.

Sustainable Drainage

NDMP F8 requires development proposals to incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. Policy DM6 of the Eastleigh Borough Local Plan (2016-2036) requires sites under 0.5 hectares to provide at least one form of filtration.

Other Material Considerations

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:

For the reasons set out above, the benefits of the proposal are substantially outweighed by any adverse effects and so the development complies with planning policy.

Recommendation:

PERMIT ☒

REFUSE ☐