

DELEGATED OFFICER REPORT

Application Ref: H/26/101800

Site Address: 12 MALCOLM ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BG

Case Officer: Charlie Vallis

Description: Side extension to dwelling including rear dormers and erection of detached double garage to front garden.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Orders (253-E and 247-E)		

Planning History?	Yes ☒	No ☐
- LDC/25/100188 – Lawful Development Certificate for Proposed Use or Development: Construction of a single storey outbuilding in rear garden – Cert. Issued – Oct 2025 - Z/04351/001/00 – Single storey rear extension – Permit – Oct 1987 Permissions at neighbouring property – No.14 Malcolm Road - H/25/98917 – Proposed single-storey front, side, and rear extensions. Front porch – Permit – Apr 2025 - H/24/97897 – Proposed side and rear extensions, with first floor roof alterations to accommodate living accommodation. – Permit – Oct 2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	I have reviewed the site photos. The roof has been recently replaced so any potential bat roost features would have been removed at that point. Photos available on Google Earth dated 7/2025 show that the front garden was well vegetated and contained several trees which have now been removed. A new side fence has been installed, and almost all of the vegetation has been removed from the front garden. The side of the house contains the driveway and a small area of vegetation in front of the bin storage area. This includes a stand of potentially invasive non-native bamboo at the left side of the garage. This must not be allowed to spread into the wild. No surveys are required at this point, however biodiversity enhancements must be incorporated into the new extension and the new garage if this application is permitted. A biodiversity enhancement plan can be agreed before determination or can be conditioned. The gable ends of the proposed extension would be suitable for built in bat and swift nest boxes. See previous response for additional information. Surface water drainage arrangements for the proposed garage will also be required.		
Tree Officer:	The application site has many mature trees. Most significantly with regards to this proposal are: two beech trees to the front and an oak in close proximity to the rear of the existing dwelling. These three trees are subject to a Tree Preservation Order (TPO). The applicant has supplied a full suite of arboricultural documents, which is positive and reflects the desire to protect and retain the trees within the site setting. We are satisfied with the provided arboricultural documents. Therefore, we raise no arboricultural objection to the proposal, subject to compliance with the submitted details being conditioned.		

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: 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.
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Site Visit:	Yes ☒	No ☐
Details: 16/9/2026		

Policy:
National Planning Policy Framework (NPPF) - National decision-making policies (NDMPs) 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 (Jun 2026); Parking Standards (Sep 2025); Chandler's Ford & Hiltingbury Character Area Appraisals (CFH3 – Kingsway).

Assessment:
<u>Principle:</u> The application site is within the urban edge where the basic principle of the proposed development is acceptable, with any formal approval being based upon its exact nature, design and impact being considered acceptable and in accordance with the relevant policies of the NPPF, adopted local plan and supplementary planning guidance. <u>Site and proposal:</u> Located on the western side of Malcolm Road, the site contains a detached bungalow with a driveway along its southern side. The property is set back from the road by a large front garden, with two significant trees on either corner of its frontage. The application proposes a side extension, which largely mirrors the gabled front projection on the opposite side of the property, and includes dormers to the rear of the proposed extension. Also proposed is a detached garage in the front garden. Amended plans were submitted during the course of the application. These amendments made clear that a new hedge shall be planted to the front boundary and lowered the height of the proposed garage by approx. 270mm. Given the modest scale of the changes further consultation was not deemed necessary. <u>Design and layout:</u> The design of the proposed extensions and detached garage are considered suited to the locality in terms of its form, scale and appearance. The proposed extension largely follows the lines and form of the existing bungalow, whilst the width of the property relative to its

plot would remain largely consistent with neighbouring properties. The proposals would not represent overdevelopment of the site, retaining sufficient rear amenity space and continuing to meet the Council's parking standards.

Despite sitting forward of the property, with some precedent for similar structures in the locality, its lowered height and the provision of a new front boundary hedge, the proposed garage is considered acceptable in that it would not result significant harm to the character of the locality or significantly disrupt the rhythm of the street scene.

The proposed gabled side to the side extension would result in an asymmetric roof form, and a hipped side end to the extension would have been preferred, however this is not likely to be such a prominent feature from the street so as to warrant refusal. The choice of external render to the main building and timber cladding to the garage are part of the material palette of the locality, and as such are considered acceptable.

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 these policies 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 addition of first floor rear facing windows would not result in an unacceptable level of overlooking to neighbouring properties, whilst any proposed side facing windows are at ground floor level and therefore not likely to result in significant overlooking or loss of privacy.

Construction work is taking place at the nearest neighbour to the proposed extension (no.14). With consideration to the plans approved at this no.14 (under ref. H/25/98917), the proposed extension is not likely to result in an adverse impact on the light and outlook received by this neighbour's habitable rooms.

Nature conservation and trees:

In consultation with the Council's tree consultant there will be no adverse impact upon trees or other natural features worthy of retention, subject to compliance with the measures outlined in the submitted arboricultural reports. The contents of the resubmitted Arboricultural Method Statement shall therefore be conditioned.

The Council's ecologist is satisfied that protected/priority species' surveys were not required in support of this application, and outlined suggested biodiversity enhancements. These enhancements shall be recommended to the applicant via an advisory note.

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 ...