

DELEGATED OFFICER REPORT

Application Ref: H/26/101886

Site Address: 13 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH,
SO53 1FF

Case Officer: Charlie Vallis

Description: Ground floor rear/side extension and front extension to bring front face of garage level with front door.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
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.		

Site Visit:	Yes ☒	No ☐
Details: 24/9/2026		

Policy:
National Planning Policy Framework (NPPF) - National decision-making policies (NDMP) Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036 (EBLP)</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 (Sept 2025); Character Area Appraisals.

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.

Site and proposal:

The application site is located towards the south of Kingsway Gardens, containing a two storey dwelling with a flat-roofed attached garage to the south, and a single storey rear extension close to its boundary with no.11 Kingsway Gardens.

Although numerous first floor side extensions were noted in the locality, these are mostly significantly set back from the property's front wall, which helps preserve a sense of uniformity in the styling and layout of surrounding properties.

The proposed development consists of a pitched-roof ground floor rear/side extension flush with the rear wall of the existing rear extension – essentially infilling the rear corner of the property. Also proposed is a front extension to bring the door to the garage flush with the existing front door.

Design and layout:

The design of the proposed side/rear extension is considered suited to the host dwelling in terms of its form, scale and appearance. The most significant aspects of the proposal would be set significantly back from the front of the property and would sit as a comfortable addition to the host dwelling and to the wider street scene. The flat roof canopy beyond the front door would be maintained, which would help retain the uniformity which is noticeable amongst similar house types in the locality.

The development would not represent overdevelopment of the site, retaining sufficient rear amenity space and continuing to meet parking standards.

In accordance with EBLP Policy DM1 and NDMP DP3 of the NPPF (2026) the scale, design and layout of the proposed extensions are considered respectful of the character and appearance of the locality.

Residential amenity:

Given the single storey nature of the proposed rear/side extension, its modest depth and the choice of a sloping roof form to the rear, there will be no likely unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

The development is therefore considered to accord with the requirements of NDMP P3 of the NPPF (2026) and EBLP Policy DM1, to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

Other matters:

There will be no likely 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 ...