

DELEGATED OFFICER REPORT

Application Ref: H/26/101769

Site Address: 78 PANTHEON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2NS

Case Officer: Alexandra Stone

Description: Garage Conversion, Single storey Ground floor front extension and First floor rear extension.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/17814/001/00 – Permit – 21/03/1980 Two storey rear extension with single storey extension to dining room		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Southern Water:	There are no public sewers recorded within the site boundary.		

Site Visit:	Yes ☒	No ☐
Details: 04/09/2026		

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 the conversion of existing garage, a single storey ground floor front extension which will measure proximately 1m in depth by 2.7m in width to create a bay window and replacing the garage door with a round window. The proposals also include a first-floor rear extension.

Assessment:

Principle

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.

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 semi-detached dwelling is located with Pantheon Road, to the southwest of Winchester Road. The properties within Pantheon Road are similar in appearance, with hipped roofs with either a flat or pitch canopy over the front ground floor windows, doors and integral garages. The properties also have front driveways. There is some variations within the street by way of garage conversions like the neighbouring property, side extension appearing to be wooden cladding, and small pitch roof canopy.

The proposals include a front extension to incorporate a bay window and the conversion of garage, altering the garage door to a porthole window. The alterations to the front of the dwelling would be at ground floor level and would be inkeeping with the streetscene as there are other examples in close proximity.

There is also a first-floor rear extension proposed. This will have a pitch roof and sits to end of the road. Across the road, the property of no82. Pantheon, there is a similar pitch roof extension much like the proposal of the property subject to this application. Therefore, the proposals would not create an incongruous feature within the street and would be in keeping 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.

Impact on 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 properties benefit from good boundary treatment with the property being to the end of the road. The rear first-floor extension sits away from the attached neighbouring property and subservient to the roof ridge with no rear neighbours. The windows to the ground floor at the front overlook the public realm which is expected. Therefore, it is unlikely that the proposals would cause overlooking over overshadowing to 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.

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 ...