

DELEGATED OFFICER REPORT

Application Ref:	H/26/101823
Site Address:	12 WESTERN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DA
Case Officer:	Gina Aftanas
Description:	Garage conversion and new side door

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders within the vicinity Within Kingsway Character Area Appraisal 1,000 year surface water extent just outside of front boundary Bats recorded in the area		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/03282/002/00	First floor side extension, rear conservatory and front canopy.	Permit 01/06/1998
H/17/81391	Single storey rear extension with first floor roof terrace, alterations to roof to provide loft storage area and erection of porch canopy to front elevation.	Permit 27/09/2017
T/21/91150	1 no. Beech (T1) - Crown lift to 5m removing the lower limbs.	Part consent, part refuse 24/09/2021

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

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 07/09/2026 – 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 - 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 Kingsway Character Area Appraisal.

Character Area Guidance

- Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- No healthy or mature trees would be felled or likely to be damaged.
- The design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.

Proposal:

This application seeks approval for the conversion of the garage and side door.

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.

Site and Appearance

The application site comprises a two-storey detached dwelling located toward the eastern end of Western Road, west of Kingsway in Chandlers Ford. The property is set back from the road by way of a gravel driveway with the affected side of the property utilising fence boundary treatment. The surrounding area is residential in nature, featuring different style house-types.

Character and Appearance

NDMP DP3 of the NPPF and Policy DM1 of the Local Plan 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 proposal is suited to the host dwelling in terms of its form and appearance by use of brick and window materials matching the host dwelling. Currently, the street scene combines a mix of single storey, two-storey and properties with attached garages,

allowing the proposed design to integrate easily within the local area and not negatively affect the street scene. Due to the positioning of the additional door to the side elevation, it will not be seen from the public realm.

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 and Kingsway Character Area Appraisal.

Residential Amenity

NDMP P3 of the NPPF 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.

As the proposed window is located on the front elevation facing the public realm, it is not considered likely to result in any loss of privacy to neighbouring properties. Furthermore, the proposed door within the side elevation is not expected to have an adverse impact on the neighbouring property at No. 14 Western Road, owing to the site's topography and that the neighbouring dwelling is single storey in nature. An existing window is already present in this location, and the introduction of a door is not considered to materially increase opportunities for overlooking, particularly as it would face towards the roof of the neighbouring property rather than habitable garden space or windows.

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.

Car Parking

NDMP TR4 and Policy DM14 of the Local Plan allows local car parking standards to be set, which for Eastleigh Borough Council are contained within Parking Standards Supplementary Planning Document. These standards require 3no. car parking spaces to be provided at this property. From visiting on site, it is clear that the required amount of parking is already available within the existing driveway.

Ecology

NDMP N2(1) & N6 and Policy DM11 of the Local Plan 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).

Due to bats and hedgehogs recorded near the site, the Council's Ecologist was consulted as part of this application. They responded with no objection to the application, subject to the below informative being included within the decision notice and following comments.

"I have reviewed the site photos and there are no obvious potential bat roost features that would be affected by this proposal. The house is surrounded by gravel and hardstanding, so the work is not likely to affect hedgehog habitat. Biodiversity enhancements will be required in accord with Local Plan policy DM 11. A bat box and a swift nest box may be appropriate for this building."

- Biodiversity enhancements will be required in accordance with Local Plan policy DM 11. 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>)

Trees

NDMP N2 & N3 and Policy DM1 of the Local Plan requires development to conserve and enhance established trees as well as making provision for the planting of new trees and their long-term maintenance.

As there is a Tree Preservation Order within the application site, the Council's Tree Officer was consulted as part of this application. They responded with no arboricultural objection to the proposal.

Other Material Considerations

- 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:

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 ☐