

DELEGATED OFFICER REPORT

Application Ref: H/26/101659

Site Address: 27 ASHBRIDGE RISE, CHANDLER'S FORD, EASTLEIGH, SO53 1SA

Case Officer: Charlie Vallis

Description: First floor extension over the existing ground floor garage conversion

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

Planning History?	Yes ☒	No ☐
Z/36400/000/00 – Two storey side extension with front and rear facing dormer windows – Permit – 3/12/1999 (Not implemented) H/26/100760 – First floor side extension over the existing garage – 13/4/2026 – Refuse		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>17/7/26:</u> There are records of bats and hedgehogs near this site. I have reviewed the photos of the site available on Google maps and do not see any obvious potential bat roost features. Advisory notes were recommended related to vegetation clearance and bats; along with suggested biodiversity enhancements.		

Site Visit:	Yes ☒	No ☐
Details: 05/03/2026 (under previous planning application)		

Policy:
National Planning Policy Framework – 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 (2026); Parking Standards (2025); Character Area Appraisals.

Assessment:
<u>Proposal and principle:</u> The application proposes the construction of a first floor side extension over the existing double garage. The front of wall of the proposed extension would be set back from the front wall, with a lowered ridge height, and a hipped roof. The development is within the urban edge where the principle of development is acceptable, with any formal approval being based on the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. <u>Site and surroundings:</u> The application site is positioned towards the north-east of Ashbridge Rise, fairly isolated and prominently sited on a bend towards Vanburgh Way. The site contains a two storey

detached dwelling with an attached converted double garage to the north. The building is set back from the road behind a driveway, front garden and low hedgerow

The application property and its surroundings have a fairly spacious character with a rise in ground levels behind the dwellinghouse allowing verdant views over the existing double garage, contributing to its spacious appearance.

Design and layout:

EBLP policy DM1, requires, amongst other matters, new development to avoid an unacceptable impact on the character and appearance of urban areas and to take full and proper account of the context of the site, including the character and appearance of the locality in terms of mass, scale, layout, design and siting. Similar principles are echoed within NDMP DP3(1). The Quality Places SPD (section 6.6.1) outlines that roof shape changes require careful consideration, and where streets have uniform roofs, departure from established patterns are generally unacceptable. Extensions should also sit well within the street, avoid disrupting rhythm or uniformity, and be clearly subordinate to the main dwelling.

Gables are the predominant roof form of the locality, which has a sense of uniformity in this regard. The host dwelling currently sits comfortably within this setting, with its lines and styling following the pattern and angular forms present in the locality.

An effort has been made for the proposed extension to appear subservient, with a setback from the front wall, lowered ridge height and a hipped roof. The choice of a hipped roof is perhaps in an effort to reduce its impact on the neighbouring dwelling; however, is not likely to sit as a comfortable addition to the host dwelling, appearing out of balance and incongruous to the form of the host dwelling and disruptive to the rhythm and uniformity of the locality.

The form, scale and appearance of the proposed first floor side extension is not considered suited to the locality. The extension would result in an overly large and bulky dwelling, which would undermine the spacious appearance of the plot. Coupled with the choice of roof form, the proposals would result in an unacceptable visual impact on the street.

Extensions of a similar scale were noted during a site visit; however, these were largely tucked within or at the end of cul-de-sacs and therefore less visually prominent from main thoroughfares. A relatively close example was at 2 Avebury Gardens – this extension, in hindsight, appears overly large, bulky and cramped and is not considered suited to the locality. Other immediate examples at no.'s 8 and 10 Vanburgh Way, no.15 Ashbridge Rise, as well as previous permission under Z/36400/000/00, are worthy of note. These represent a more fitting form of development, appearing as subservient additions and retaining some of the spaciousness of their respective plots and surrounds.

Away from its impact on the street scene, in terms of the level of development of the plot, the proposals would not represent overdevelopment, with side access, sufficient amenity space and on-site parking to accommodate the enlarged property.

Residential amenity:

The dwelling most likely to be affected by the proposal would be no.10 Vanburgh Way. In relation to privacy, the angle between the nearest first floor window and this neighbour appears such that overlooking would not be direct, and an unacceptable level overlooking is unlikely.

There is potential for overshadowing of the rear section of their garden, however this is not considered unacceptable as their primary garden areas would not be significantly adversely affected. Sufficient distance and angling between the extension and this neighbour is also such that their outlook would not be significantly restricted.

Other matters:

In consultation with the Council's Ecologist the proposed extension is not likely to adversely affect protected or priority species', subject to the guidance of the relevant advisory notes being followed. Biodiversity enhancements could be integrated into the extension.

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 2025; (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 ☒
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The proposed first floor side extension by virtue of its mass, scale and roof form would result in an excessively bulky addition which would appear out of balance and incongruous to the appearance of the host dwelling and detrimental to the dwelling's appearance and the visual amenity, character and pattern of this part of Ashbridge Rise and the wider locality. As such, the proposals are considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, National Decision-Making Policy DP3(1), and the Council's 'Quality Places' Supplementary Planning Document [2026].