

DELEGATED OFFICER REPORT

Application Ref: H/26/101811

Site Address: 3 THORNBURY HEIGHTS, THORNBURY WOOD, CHANDLER'S FORD, EASTLEIGH, SO53 5DQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of the existing side conservatory and chimney; erection of a first-floor extension over the existing lounge and entrance with associated roof alterations; conversion of the garage to a gym/store; and alterations to fenestration and external materials

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Hiltingbury and Hocombe Park Special Policy Area • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• Z/28014/004/00 - Outline: erection of detached house in front garden - Refuse Outline Permission For - 02/02/1996 • Z/28014/007/00 - Erection of conservatory at rear - Permit - 17/05/1999		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation was received raising the following matters: • the importance of retaining the existing tree screen along the rear boundary; • temporary disturbance and contractor parking during construction; • potential future noise from parties and gatherings; and • a previous, separate proposal for an additional dwelling within the curtilage.		
Parish Council:	No comments were received.		
Ecologist:	No objection. The Ecologist advises that the Preliminary Roost Assessment found no evidence of bats or potential roost features. A biodiversity enhancement is recommended.		
Tree Consultant:	The Tree Consultant initially sought an updated arboricultural report to address the workability of the proposed sequence. Following the applicant's confirmation that the conservatory removal and tree-protection sequence in the submitted arboricultural report will be followed, that request was withdrawn.		

Site Visit:	Yes ☒	No ☐
Details: 18 th August 2026.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

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 Character Area Appraisals (Hiltingbury and Hocombe Park Special Policy Area)

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.

Proposal

The application seeks planning permission for the demolition of the existing side conservatory and chimney; the erection of a first-floor extension over the existing lounge and entrance, with associated roof alterations; the conversion of the existing garage to a gym/store; and alterations to fenestration and external materials.

Following discussions during the application process, revised elevations and a revised planning statement were submitted. These replace the previously proposed rendered finish to the first-floor extension with dark timber cladding. The revisions are limited to the material treatment and ecological enhancement of the development. They do not give rise to additional or materially different planning effects for neighbouring occupiers or consultees. Therefore, further consultation was not considered necessary.

Character and Appearance

- NDMP DP3 of the NPPF and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) 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 site is located at the end of Thornbury Heights within a mature, well-planted setting. The dwelling is screened by substantial vegetation, and the development would have limited public visibility from the surrounding road.
- The proposed extension would remain subordinate to the host dwelling. Having regard to the size of the plot, the retained garden area and the scale and siting of the extension, it would not result in overdevelopment of the site or appear disproportionately bulky or cramped within its wooded setting.
- The revised material palette is considered more coherent and context responsive. Dark timber cladding to the first-floor extension, together with the darker entrance-hall treatment, dark-grey joinery and roof details, would provide a restrained contemporary addition that relates positively to the existing dwelling and mature woodland context. The proposal would therefore preserve the character and appearance of the dwelling and locality.

Residential Amenity

- NDMP P3 of the NPPF and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) 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 property most directly affected by the proposed extension is No. 2 Thornbury Heights. However, having regard to the separation between the properties, the mature boundary planting, the siting and orientation of the extension, the proposal would not result in an unacceptable loss of light, outlook or privacy.
- The proposed openings would not give rise to harmful overlooking, taking account of their orientation, the separation from neighbouring dwellings and the existing boundary screening.
- The neighbour's concerns regarding temporary construction disturbance, contractor parking and possible future parties are acknowledged. Construction activity associated with a householder extension would be temporary and in this instance would not be of a scale that justifies a construction management condition. There is no evidence that the existing access and parking arrangements would result in unacceptable highway harm during construction.
- The use of the property would remain as a single dwellinghouse. Potential future domestic gatherings are speculative, while any statutory noise nuisance would be addressed under separate environmental-health legislation. Conditions restricting domestic gatherings or music would not be necessary or reasonably enforceable. These matters do not weigh against the proposal.

Car Parking

- NDMP TR4 and Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) allows local car parking standards to be set, which for Eastleigh Borough Council are contained within the Parking Standards Supplementary Planning Document. These standards require XXX car parking spaces to be provided for the proposal.
- The proposed floor plans show that the dwelling would contain four bedrooms. The Council's Parking Standard SPD requires three on-site parking spaces for a dwelling with four or more bedrooms.

- Although the existing garage would be converted to a gym/store, the retained driveway and hardstanding are sufficient to accommodate at least three vehicles and allowing vehicles to manoeuvre within the site. The proposal was therefore retain adequate parking provision.

Ecology

- NDMP N2(1) and N6 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) 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).
- The Council's Ecologist raises no objection. The submitted Preliminary Roost Assessment found no evidence of bats or potential roost features, and the likelihood of bats being encountered during construction is low.
- The revised elevation drawings show an integrated swift brick beneath the eaves of the extension. This would provide an appropriate built-in biodiversity enhancement and will be secured through the approved plans and a condition.

Trees

- NDMP N2 and N3 and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) require development to conserve and enhance established trees as well as make provision for the planting of new trees and their long-term maintenance.
- The Tree Consultant's initial request for updated arboricultural information was withdrawn following the applicant's confirmation that the works would follow the sequence and methodology set out in arboricultural report. No amended arboricultural report is required.
- A condition will secure compliance with the arboricultural report and tree-protection plan. This would protect the trees and retained rear boundary screen.

Other Material Considerations

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐