

DELEGATED OFFICER REPORT

Application Ref: H/25/98917

Site Address: 14 MALCOLM ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed single-storey front, side, and rear extensions. Front porch.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Flood Zones 2 and 3		

Planning History?	Yes ☒	No ☐
• Z/04150/003/00 - Erection of single storey extension to existing dwelling - Permit - 12/07/1974 • H/24/97897 - Proposed side and rear extensions, with first floor roof alterations to accommodate living accommodation - Permit - 16/10/2024		

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

Site Visit:	Yes ☒	No ☐
Details: 13 th March 2025.		

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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a detached single-storey bungalow situated on the northwestern side of Malcolm Road. The dwelling is positioned well back from the highway, elevated in relation to Malcolm Road, and occupies a relatively central location within its plot. To the rear, a private garden is enclosed by a mix of mature hedging and fencing. The surrounding area is predominantly residential in character, with many properties along Malcolm Road having undergone alterations, some of which are

extensive. Therefore, the street scene exhibits a varied appearance, lacking a uniform character among the dwellings.

Proposal

The proposal seeks planning permission for a series of single-storey extensions to the existing detached bungalow, comprising additions to the front, side, and rear, alongside the introduction of a front porch. These extensions are designed to enlarge the dwelling's footprint while integrating with the existing detached garage to the side.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Kingsway) which provides the following guidance on developments and that they should ensure that:
 - i) R 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.
 - ii) no healthy or mature trees would be felled or likely to be damaged.
 - iii) 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.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- Malcolm Road itself features a mix of one- and two-storey dwellings, and the retention of a single-storey form for this proposal maintains a low profile that aligns sympathetically with the varied architectural context.
- The application site, elevated from Malcolm Road and set well back from the highway, ensures that the development will not appear prominent or overbearing when viewed from the public realm.
- The proposed front and side extensions share a consistent design approach, promoting a balanced and harmonious elevation that enhances the dwelling's overall symmetry. Furthermore, by tying into the existing detached garage on the side, the proposal creates a more cohesive and unified appearance across the property.
- The proposed materials, including white render and roof tiles differing from those on the existing bungalow, introduce a modern finish not currently present on the host dwelling. However, these are considered appropriate, as numerous properties along Malcolm Road already incorporate similar white render, ensuring the extensions will not appear overly dominant or out of place within the locality.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Given the single-storey nature of the extensions, including the front, side, and rear additions, ensures that the height remains modest, avoiding issues of overshadowing or overbearing impact on nearby properties.
- The extensions will primarily infill voids within the existing footprint, with no projection beyond the current principal and rear walls, thereby minimising any potential harmful impacts on neighbours.
- Existing mature hedging and fencing along the shared boundaries provide effective screening, particularly at the rear, mitigating any risk of overlooking into neighbouring gardens.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal introduces an additional bedroom, resulting in a 4-bedroom dwelling at 14 Malcolm Road, requiring 3 off-street parking spaces. The existing driveway and the new garage are considered sufficient to meet this requirement. Accordingly, the proposed development raises no concerns with respect to parking provision.

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.

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.

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 ☐