

DELEGATED OFFICER REPORT

Application Ref: H/25/99087

Site Address: 9 ALEXANDRA ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2BP

Case Officer: Charlie Vallis

Description: Demolition of existing single storey rear sun room and erection of single and two storey rear extension. Removal of garage door and replacement with window.

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

Planning History?	Yes ☒	No ☐
- F/06/57989 – Two storey side and rear extensions, single storey rear extension to incorporate integral garage following demolition of existing garage – Withdrawn by applicant – Oct 2006 - F/07/59051 – Two-storey side and rear extensions – Withdrawn by applicant – Feb 2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	Removing the garage door and building up the front wall would be out of keeping with the area: every other house in the row has retained a garage door even where styles vary. This property lies within the Scantabout and Peverells Wood character area, and retaining a consistent character is particularly important. If additional light is required, it could be possible for example to add velux rooflights which would be preferable to removing the door altogether. (For clarity, we have no objection to the rear extension plans).		
Ecology	<u>12/5/25:</u> I have reviewed the site photos and do not see any obvious potential bat roost features that would be impacted by these proposals. <u>21/4/25:</u> There are records of bats very close to this site and the proposal will affect the roof. There are also records of nesting swifts and hedgehogs in the area. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 09/05/2025		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The Eastleigh Borough Local Plan 2016-2036 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; Chandler's Ford & Hiltingbury Character Area Appraisals (Scantabout & Peverells Wood).

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the 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.
- 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.

Character and design:

- The site is part of the Chandler's Ford and Hiltingbury Character Area "Scantabout & Peverells Wood" where development proposals should ensure:
 - The style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties.
 - Sufficient garden depth and area is retained, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- The design of the proposed rear extension is considered suited to the host dwelling in terms of its form, scale and appearance.
- Due to its siting to the rear of the dwelling, the proposed rear extension is unlikely to be prominent within the street scene.
- Similar alterations at 3, 5 and 11 Alexandra Road were observed during the site visit, which appear well integrated into the character and appearance of the locality.
- The development would not be an overdevelopment of the site, retaining sufficient rear amenity space, whilst not restricting side access to the property's rear garden.
- On the surface the alterations to the existing garage would result in the loss of a car parking space, however, this garage does not meet the internal size requirements for a garage parking space (3m x 6m) under the Residential Parking Standards SPD. Therefore, with no additional bedrooms included in the proposal, current parking arrangements would remain unaffected.
- An objection from the Parish Council regarding the removal of the garage door and its impact on the character of the locality has been noted. However, it should also be noted that the installation of a window to replace its garage door could be carried out under Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A; this therefore forms a material consideration in the assessment of this application.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate design, layout and use of materials.

Residential amenity:

- Adjacent dwellings are suitably distanced to mitigate significant impacts to their light and outlook, whilst impact on the privacy of both adjacent neighbours is unlikely to be significant with all proposed windows either rear or front facing and some level of overlooking to be expected and accepted to residential gardens within urban areas.
- In relation to neighbouring properties to the rear, the proposed development would maintain a separation distance of more than the 22m between first floor windows (as advised in the Quality Places SPD) and is adequately screened by mature vegetation along their rear boundary. Therefore, significant impacts to their privacy are unlikely.

- The development therefore 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.

Ecology:

- The Council's Ecology team were consulted as part of this application due to records of protected species close to the application site.
- In their initial response photos were requested and, upon review, they were satisfied that additional surveys would not be required.
- Biodiversity enhancements were also recommended in order to accord with policy DM11 of the Eastleigh Local Plan, which will be secured via a condition.

Other matters:

- There will be no adverse impact on 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 ☐
Comments ...		