

DELEGATED OFFICER REPORT

Application Ref: H/25/99125

Site Address: 172 CHAMBERLAYNE ROAD, EASTLEIGH, SO50 5HY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Re-Build Existing Garage Roof

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

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received from a neighbouring resident, who raised concern that the new garage roof overhangs onto their boundary. It was requested that the roof be cut back to align with the boundary before planning permission is granted.		
Parish Council:	No objection.		
Ecologist:	<u>21/05/2025</u> I have reviewed the site photos which show that the roof has been removed, so whatever potential bat habitat may have existed has now been lost. Biodiversity enhancements are still required. I recommend that the specific enhancements must be documented by requiring photos to be submitted once they are in place. <u>28/04/2025</u> To determine whether any surveys will be required I need to review close-up photos taken in good light of all areas of the garage roof, inside and outside. A precautionary working method to protect hedgehogs is required.		

Site Visit:	Yes ☒	No ☐
Details: 1 st May 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 Appraisal for Eastleigh (ELAC 15)

Assessment:

Site context and surroundings

172 Chamberlayne Road is a two-storey mid-terrace dwelling located to the south of Eastleigh town centre. The property benefits from a single-storey detached garage situated at the end of its rear garden. The surrounding area is residential in character and is predominantly made up of Victorian and Edwardian terraced houses of similar scale and architectural style. To the rear of the site, a shared service road provides access to the rear garages and gardens associated with properties along both Chamberlayne Road and Cranbury Road.

Proposal

The application seeks planning permission to rebuild the roof of the existing detached garage to the rear of the property. According to the submitted plans, the proposal would retain the existing footprint and form of the garage but introduce a new pitched roof in place of the current structure. The proposed roof would be higher than the existing, and the materials are stated to be tiled. Although the application is not retrospective, it was noted during the site visit that works had already commenced and were nearing completion.

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 Eastleigh (ELAC 15) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - ii) Minimise the requirement for on-street parking in new development.
 - iii) Maintain the predominant brick wall plot boundaries.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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.
- The garage is located to the rear of the plot, with no direct visibility from Chamberlayne Road, and is only partially visible from the shared rear service road and from Derby Road. As such, the proposed works would not be prominent in the public realm or alter the established street scene.
- The proposal is modest in scale and comprises the replacement of the existing roof with one of a similar form. The use of tiled materials is considered to be in keeping with the character of surrounding outbuildings. Given its limited scale, rear

location, and sympathetic design, the proposal is not considered to result in harm to the character or appearance of the area.

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.
- The concerns raised by the neighbouring resident regarding boundary encroachment are noted. However, such matters fall outside the scope of the planning system and are considered civil issues to be resolved between the parties involved.
- From a planning perspective, the garage is located at the end of the rear garden, at a considerable distance from the main habitable rooms of any neighbouring dwellings. The replacement roof, although higher than the existing, remains of a modest height and form. As such, it is not considered to result in any material harm to neighbouring residential amenity in terms of loss of light, overbearing impact, or loss of privacy.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs in the vicinity of the site, and nesting birds may also use the area. As such, the Council's Ecologist was consulted. Following a review of the submitted site photographs, it was noted that the existing garage roof had already been removed. As a result, any potential habitat for roosting bats that may have been present is considered to have been lost. Nevertheless, it is recommended that biodiversity enhancement measures be secured by condition, with photographic evidence submitted to confirm their installation.

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 involves only the replacement of the garage roof. The footprint of the garage remains unchanged, and no alterations are proposed to the site access or existing parking arrangements. As such, the development is not considered to have any impact on the property's 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 ☐