

DELEGATED OFFICER REPORT

Application Ref: H/25/99224

Site Address: 94 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JB

Case Officer: Dorothy Hei-Tung-Hoh

Description: 2 and single storey rear extensions

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:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	<u>21/05/2025 (Summarised)</u> There is a small area of raised flashing at the base of the chimney, but I don't see any other potential bat roost features. There are some areas of potential habitat for hedgehogs and nesting birds in the garden close to the house so a precautionary working method must be agreed. <u>12/05/2025 (Summarised)</u> There are records of bats and hedgehogs near this site with nesting swifts in the wider area. The works will impact the roof. 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: 19 th 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 Appraisals.

Assessment:

Site context and surroundings

94 Hursley Road is a detached chalet-style bungalow located at the entrance of a small cul-de-sac accessed via Hursley Road. The plot includes a detached garage situated to the side of the dwelling, as well as a rear conservatory. Dormer windows are present within both the front and rear roof slopes, facilitating first-floor accommodation. The surrounding area is residential in nature and comprises a mix of dwelling types and styles.

Proposal

The application seeks planning permission for the erection of single-storey and two-storey rear extensions. The proposed single-storey extension would replace the existing conservatory and project approximately 5.5m beyond the original rear wall of the dwelling. It would span a width of around 6.6m and feature a flat roof design with a parapet upstand and rooflight. This extension would accommodate an open-plan kitchen and dining area.

The proposed two-storey rear extension would be constructed above a portion of the single-storey extension and would project approximately 2.0m beyond the original rear wall at first-floor level. It is intended to enlarge an existing first-floor bedroom.

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.

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.
- Although the single-storey rear extension would project significantly and incorporate a parapet detail, it would be located to the rear of the property and would not be visible from the public realm. As such, its visual impact on the wider area would be limited.
- The proposed two-storey rear extension is modest in depth and set below the main ridge line, ensuring that it appears visually subservient and sympathetic to the character of the host dwelling.
- Given that all proposed works are confined to the rear of the property, the development is not considered to result in any harmful impact on the street scene or the wider visual amenity.

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.
- Due to its proximity to the development, 92 Hursley Road is the neighbouring property most likely to be affected. However, the single-storey rear extension,

being low in height with a flat roof, is not considered to result in an overbearing or visually intrusive impact on this neighbouring property.

- With regard to the two-storey rear extension, it would project approximately 2.0m beyond the existing rear wall, and given the site's position to the north of No. 92, there would be no significant loss of sunlight or daylight. The modest scale and overall relationship between the two dwellings ensure that the proposal would not materially harm neighbouring outlook or amenity.
- No first-floor side windows are proposed, thereby maintaining privacy between the properties. In addition, the Juliet balcony on the rear elevation would not introduce any harmful overlooking, as it would not allow external access, and views would remain similar to those from existing rear-facing windows.

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.
- The site lies within an area where records of bats and hedgehogs have been identified, with nesting swifts also recorded in the wider locality. As the proposed development involves works to the roof, the Council's Ecologist was consulted. Following a review of site photos, no potential roosting features were identified aside from a small area of raised flashing at the base of the chimney. As such, no further bat surveys are required.
- The garden contains cotoneaster, which may be a species listed under Schedule 9 of the Wildlife and Countryside Act. While not unlawful to retain in a domestic garden, it must not be allowed to spread into the wild, and appropriate disposal methods should be followed if removed. Moreover, to safeguard hedgehogs and nesting birds, a precautionary working method must be implemented during construction.

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 proposed development would not result in an increase in the number of bedrooms, and the site would remain as a four-bedroom dwelling. In accordance with the Council's adopted residential parking standards SPD, a four-bedroom property requires three on-site parking spaces. Sufficient space is available within the site boundary to accommodate this requirement, and as such, no concerns are raised with regard 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 ☐
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