

DELEGATED OFFICER REPORT

Application Ref: H/25/99114

Site Address: 245 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single-storey side extension. Single-storey and two-storey rear extensions with Juliet balconies (Amended description)

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

Planning History?	Yes ☒	No ☐
• H/23/96234 - Single storey side and rear extensions with rear facing dormer - Refuse Planning Permission For - 08/12/2023 • H/24/97154 - Single storey side and rear extensions with rear facing dormer. - Dismissed - 19/11/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	Objection to the original scheme – This application is out of keeping with its immediate locality. Adding the second story in a way which would be so noticeable from the front of the house causes significant dissonance among a group of bungalows. Given the property's prominent position opposite the North Millers Dale junction, the increased mass of the building would significantly harm the character and appearance of the nearby area.		
Ecologist:	<u>21/05/2025 (Summarised)</u> The Preliminary Roost Assessment is dated July 2024 and was submitted for a different proposal. However, it is valid for a year, so is still considered acceptable for this application and until July 2025. A CEMP will be required and can be conditioned. This must contain a precautionary working method to protect reptiles, amphibians, hedgehogs, and stag beetles. It must also contain methods that will be used to protect the stream and pond (if still present on site) from pollution including sediment from the building works. I didn't see any invasive species in the photos of the garden when the previous application was reviewed, however the applicant must be aware that if there are any invasive non-native species they must not be allowed to spread into the wild. <u>29/04/2025 (Summarised)</u> A CEMP will be required to protect the stream during construction.		

Site Visit:	Yes ☒	No ☐
Details: 1 st November 2023.		

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; Character Area Appraisals.

Assessment:

245 Hursley Road is a detached four-bedroom bungalow accessed via a small slip road running parallel to Hursley Road, near the junction with North Millers Dale. It forms part of a short row of three detached bungalows of modest scale. The application property benefits from a detached single garage to the side, a rear conservatory, and a flat-roofed rear dormer. The surrounding area is residential in nature, with neighbouring development comprising a mix of bungalows, chalet-style properties, and larger two-storey dwellings. However, the immediate context remains predominantly single storey.

This application follows two previously refused proposals. The applicant has confirmed that no physical alterations have been made to the site since the last submission. As such, no further site visit has been undertaken for this resubmission.

Proposal

The current application seeks planning permission for a single-storey side extension, single-storey and two-storey rear extensions, and the addition of Juliet balconies to the first-floor rear elevation.

The original proposal included a significantly larger side extension that would have replaced the existing garage and projected beyond the principal elevation. Following discussions with the agent, it was agreed that the existing garage would be retained, and a modest single-storey flat-roofed addition introduced to the rear of the garage. This revision seeks to address concerns raised in the previous refusal. Given that the amended scheme is considered to be an improvement over the original submission, no further re-consultation was undertaken.

To the rear, the proposal includes a full-width single-storey extension with a flat roof, linking with the side extension. This would provide an enlarged open-plan kitchen, dining, and living area, alongside internal reconfiguration of existing rooms.

The two-storey rear element effectively takes the form of a dormer extension, continuing the main roofline and incorporating Juliet balconies. It would serve to enlarge the first-floor bedrooms and provide associated ensuite facilities.

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.

Character and Design

- 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 Parish Council's objection to the original submission is noted. However, the revised scheme, by omitting the forward-projecting gabled extension and retaining the existing garage, is considered to have significantly reduced the overall massing of the proposal when viewed from the street. By positioning the side addition to the rear of the existing garage, its visual prominence is limited, allowing it to sit unobtrusively within the street scene. As a result, this element no longer appears overly dominant or incongruous in views from the public realm.
- While the proposed rear extensions would introduce new external materials not currently found in the existing dwelling, their rear location and modest scale ensure that they would not detract from the street scene or the established character of the area.
- The two-storey rear element would not extend beyond the existing ridge line and is designed to sit comfortably within the main roof structure. It is also well set in from the sides of the dwelling, which further minimises its visual impact.

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 sufficient separation distances, the proposal is not considered to result in an overbearing impact or a material loss of daylight or sunlight to any neighbouring properties.
- With regard to overlooking, the proposed Juliet balconies on the rear elevation would not include any external platforms and are not considered to result in a level of overlooking beyond that typically expected from first-floor rear-facing windows in residential areas. Furthermore, no side-facing windows are proposed at first-floor level within the new development, thereby maintaining the privacy of neighbouring occupiers.

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 is located adjacent to woodland and a stream corridor that connects Sites of Importance for Nature Conservation (SINCs) at Hoccombe Mead and Cuckoo Bushes. Records of bats and hedgehogs exist in the wider area, and there is potential for other species such as reptiles, amphibians, and stag beetles to be present on or near the site. As such, the Council's Ecologist was consulted on this application.
- A Preliminary Roost Assessment (PRA), undertaken by Vesper Conservation and Ecology Ltd in July 2024, was submitted in support of the application. Although originally prepared for a different scheme, the report remains valid and confirms

that the building has negligible bat roost suitability. On this basis, no further bat survey work is required.

- The Council's Ecologist has recommended that a Construction Environmental Management Plan (CEMP) be secured by condition. This will include precautionary working methods to protect protected and priority species such as hedgehogs, amphibians, and reptiles, as well as measures to prevent sediment or pollutants from entering the nearby stream 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 at the property. As such, the existing parking arrangements would remain unchanged. Furthermore, as the existing garage is to be retained, there would be no loss of 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 ☐