

DELEGATED OFFICER REPORT

Application Ref: H/25/99158

Site Address: 143 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 3HA

Case Officer: Charlie Vallis

Description: Proposed single storey rear extension, two storey side extension and single storey front to replace existing garage and conservatory

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Southern Water foul sewer crosses application site		

Planning History?	Yes ☒	No ☐
• Z/28865/000 – Construction of pitched roof over front bay window – Permit – Jun 1986 • LDC/21/91522 – Lawful Development Certificate: Erection of single storey flat roof rear extension with lantern style rooflight – CLOPUD Certificate Issued – Oct 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>1/7/25 (following receipt of preliminary roost assessment):</u> I have reviewed the PRA report by Hampshire Ecological Services (June 2025). The building is considered to have negligible bat roost suitability. The biodiversity enhancements recommended in the report are appropriate and should be implemented. The recommendations on planting for pollinators (with plants listed in Appendix C), lighting (5.7.3), and wildlife sensitive working practices (5.6.3) in the report are also appropriate and should be followed. <u>29/5/25 (following review of site photos):</u> There are some potential bat roost features visible in the photos: small gaps in the soffits, one area under the soffit with staining on the brick wall, and some gaps in and around the front porch. The garage does not appear to have any potential bat roost features. A preliminary bat roost appraisal will be required before determination. There is some potential habitat for hedgehogs in the garden. A precautionary working method to protect hedgehogs and nesting birds will be required.		

Site Visit:	Yes ☒	No ☐
Details: 28/5/2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (ELAC – 26).

Assessment:

The application site is located on the eastern side of Bournemouth Road, on a section of road which is set-back and screened from the main road by vegetation. The locality is characterised by brick-built detached and link-detached dwellings, which are varied in their frontages.

The proposed development consists of a two storey side/front extension and a single storey rear extension, with the existing rear conservatory and detached garage to be removed.

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, subject to the detailed matters according with the relevant planning policies and supplementary planning guidance.
- Policy DM1 sets out that: "all new development should:
 - (a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ...
 - (c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting"

Design and layout:

- The design of the proposed two storey side/front extension and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would use matching external materials and its design follows the lines and styling of the existing property, remaining subservient to the host dwelling.
- The proposal has been designed so that the host dwelling retains ample amenity space and side access to the rear garden. As such, this would not represent overdevelopment of the site.
- The development would create an enlarged 3-bedroom dwelling with a home office. If the home office is classed as an additional bedroom, 3no. car parking spaces would be required to accord with the guidance set out in the Residential Parking Standards SPD for a 4-bedroom dwelling.
- The internal dimensions of the proposed garage does not meet the required size for a garage parking space (3m x 6m) as outlined in the Residential Parking SPD. However, the property would continue to comply with parking standards with sufficient space available on the front driveway to provide 3no. on-site car parking spaces.
- There is precedent in the locality for similar two storey extensions under similar site circumstances. Therefore, the proposal is considered well-suited to the character and appearance of the surrounding area.
- The proposal therefore accords with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

- The development is considered to accord with the 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.
- 143 and 147 Bournemouth Road are directly adjacent to the host dwelling, both of which have existing rear extensions.

- Light to a side-facing kitchen window at 147 Bournemouth Road may be reduced, however, this is not considered unacceptable in this instance given that the kitchen has an additional window and source of light to the rear.
- Elsewhere, the footprint of the development alongside the distancing and positioning of adjacent properties is such that the proposal is unlikely to significantly impact neighbouring light and outlook.
- In terms of neighbouring privacy, the development does not propose any upper-floor side facing windows and would therefore not result in direct overlooking to neighbouring dwellings.
- Side entrance doors have been proposed on the southern elevation; however, these are at ground floor level and would be well screened by existing boundary fencing.
- Properties to the rear are well distanced and screened by mature vegetation and unlikely to be affected by the proposal.

Ecology:

- The Council's Ecologist was consulted on this application due to the nature of the proposals. Upon review of site photos, a preliminary bat roost appraisal was requested.
- A Preliminary Roost Assessment Report by Hampshire Ecological Services Ltd was received on 27 June 2025. The Council's Ecologist has reviewed the appraisal and is satisfied the building has negligible bat roost potential and no further surveys will be required.
- Biodiversity enhancements, wildlife sensitive working practices and lighting were also recommended in the report and will be included as informatives.

Other matters:

- There will be no adverse impact upon 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 ...		