

DELEGATED OFFICER REPORT

Application Ref: H/25/98942

Site Address: 11 CHADWICK ROAD, EASTLEIGH, SO50 9GD

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-floor front extension. Two-storey side and rear extensions
(Amended description)

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

Planning History?	Yes ☒	No ☐
• Z/26542/000/00 - Ground floor front extension and porch at rear - Permit - 14/01/1983		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation was received in response to the original submission, raising concerns regarding the boundary wall. The neighbour stated that no request had been made for a party wall agreement and that the plans did not clearly indicate the distance to the shared boundary. Following the submission of amended plans, a further representation was received from the same neighbour reiterating their original concerns. They maintained that the issue of the party wall agreement had not been addressed and that their previous objection remained unchanged.		
Parish Council:	No comments received.		
Ecologist:	<u>21/05/2025 (Summarised)</u> I don't see any potential bat roost features on the house; however the rear garden does have some potential habitat for nesting birds and hedgehogs. A precautionary working method must be submitted/agreed. <u>12/05/2025 (Summarised)</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 roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Photos of any areas of the garden affected by the proposal are also required. 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 ☐
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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 Appraisal for Eastleigh (ELAC 17)

Assessment:

Site context and surroundings

11 Chadwick Road is a two-storey semi-detached dwelling constructed of brick located in western Eastleigh. The plot is enclosed by a low brick wall along the front and side boundaries, with timber fencing marking the rear boundary. The front garden has been converted and is in use as a parking area. A driveway located to the side of the property, providing access to a detached garage and the rear garden. A modest flat-roofed rear addition is at the back of the property. The surrounding area is residential in nature and has a strong sense of character, due to its geometric street layout and formal building composition, particularly around open spaces and key junctions. The distinctiveness of the area is further reinforced by the consistency in boundary treatments, plot widths, and the overall form of development.

Proposal

The application seeks planning permission for the erection of a first-floor front extension above the existing single-storey front projection, as well as two-storey side and rear extensions. The proposed first-floor front extension, intended to accommodate an additional bedroom, was originally designed to follow the existing ridge height and align flush with the principal front wall, without any fenestration to the front elevation. This design was considered unacceptable due to its lack of visual interest, absence of subservience, and the resulting harm to the character and appearance of the street scene.

Following discussions with the applicant, the design was revised to incorporate a reduced ridge height, a setback from the principal elevation, and the introduction of a two-pane window to the front-facing elevation. In addition, a two-pane window is now proposed at ground floor level within the existing front projection, in order to improve the appearance of the resultant dwelling.

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 17) which provides the following guidance on developments and that they should ensure that:

- i) Maintain the formal building compositions around route intersections and cul-de-sacs.
- ii) Maintain the importance of the open green spaces and associated semi-mature broadleaved tree planting.
- iii) Maintain the predominant hedge plot boundaries.
- iv) Ensure that the form of new development relates effectively with the gabled end frontages 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.
- Concerns were initially raised regarding the introduction of a first-floor front extension, particularly its potential to appear visually intrusive and further disrupt the symmetry of the semi-detached pair. However, in this case, the balance has already been disrupted by the presence of an existing single-storey front projection at the application property, which is not mirrored at the adjoining property, 13 Chadwick Road. As such, while the proposal would introduce additional bulk, it is not considered to result in a degree of visual harm that would warrant refusal. The revised design, incorporating a lower ridge height, a setback from the principal elevation, and a modest front-facing window, is considered to reduce the extension's prominence and enables it to sit more comfortably within the street scene. These changes ensure the addition reads as a subservient feature, helping to maintain the overall proportions of the host dwelling.
- With regard to the proposed two-storey extensions, the rear element would not harm the established street scene, given its limited visibility from public viewpoints. The two-storey side extension is not considered to appear unduly bulky or incongruous, as the original dwelling already has an L-shaped footprint that includes a two-storey element projecting to the side. Furthermore, the proposal would maintain an appropriate degree of spacing between buildings and is therefore considered to reflect the rhythm and pattern of development in the locality.

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 proposed first-floor front extension would be positioned directly above the existing single-storey front projection and would not include any side-facing windows. As such, it would not introduce opportunities for overlooking or result in an overbearing presence.
- While the proposed two-storey side extension would bring the built form closer to the neighbouring property at 9 Chadwick Road, both dwellings benefit from a generous separation distance. As a result, the proposed development would maintain adequate spacing and is not considered to result in any unacceptable loss of light, outlook, or an overbearing impact to No. 9.
- With regard to 13 Chadwick Road, the proposed two-storey rear addition would be sited in close proximity to the shared boundary. However, it is noted that No. 13 already features a two-storey rear extension, and the proposed rear extension would align with this, without projecting beyond their rear wall. This arrangement

limits the potential for any adverse impact in terms of outlook, light, or overbearing effect.

- No. 13 raised concerns relating to the boundary wall and the absence of a party wall agreement. While these comments are acknowledged, party wall matters fall outside the scope of the planning system and are addressed under separate legislation.

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 Council's Ecologist has reviewed the proposal and confirmed that there are no evident bat roost features on the property. However, the rear garden was noted to contain potential habitat for nesting birds and hedgehogs. In light of this, a precautionary working method was requested, and the applicant submitted this prior to determination, confirming that appropriate measures would be taken to protect wildlife 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 result in the dwelling becoming a 4+ bedroom property, which requires three on-site parking spaces. It is considered that the existing hardstanding to the front of the property, together with the side driveway, provides sufficient space to meet this requirement. As such, the proposal is not considered to result in any adverse impact on parking provision or highway safety.

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 ☐