

DELEGATED OFFICER REPORT

Application Ref: F/24/98646

Site Address: 98 Chalvington Road, Chandlers Ford, Eastleigh, SO53 3EH

Case Officer: David Huckfield

Description: Proposed erection of 2no. 4-bedroom detached houses following demolition of existing chalet bungalow

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Within Zone of Impact of European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC and SSSI) and New Forest National Park (SPA, SAC and Ramsar sites)		

Relevant Planning History?	Yes ☒	No ☐
- F/06/57432 – Erection of varying height brick boundary wall from 1.5 metres – 2.3 metres (approximately) – PERMIT (2006) - F/05/55242 – Erection of brick wall ranging from 1.2m – 2.2m high – PERMIT (2005) - F/05/55250 – Erection of detached garage / workshop at rear – PERMIT (2005) - Z/03027/002 – Extensions at ground and first floor to form chalet dwelling – PERMIT (1995)		

Site Visit:	Yes ☒	No ☐	
Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐

Representations Received:

Two letters of representation have been received in relation to the application with the following comments having been made:

111 Chalvington Road:

My concern lies with the removal of the grass verge for another dropped kerb as this would remove a natural soak away & possibly exacerbate the already inadequate drainage system at this point of Chalvington Road. Will the driveways have soakaways? Will they have drainage to attempt to prevent too much run off? And will they be made of a suitable porous material?

102 Chalvington Road:

I have no objection to the proposals, which will fit in well in the area and add an additional family dwelling. However, it would be requested that (via a condition) the side roof windows (4 x velux windows on each dwelling) are formed of 'frosted' glass. It is not clear what the roof space that the windows serve will be used for, and at present we have a very private garden space. If the roof windows were clear, then the side views would result in overlooking and remove our existing privacy to some extent.

Comment on representations received:

The matter of the drainage provisions for the proposals will be covered by condition to ensure that these are suitable for the development and do not unacceptably increase the risk of flooding for either the new properties themselves or their surroundings. Given the

scale of the development and the context of the site, this is considered to be a reasonable approach in this case.

In terms of the side facing rooflights on each property, a condition will be imposed to require that these be obscure glazed and top opening only, or that they be sited at a minimum of 1.7m above the floor of the room in which they will be installed, to protect the privacy of neighbouring occupiers. A more detailed appraisal of the impact of the development on residential amenity is covered in the below assessment of the proposals.

Consultation Responses (Summarised):

Chandlers Ford Parish Council	No comments received.
Ecology	I have reviewed the Phase 2 Bat Survey Report by Nature's Cousins (May 2025). One emergence survey was conducted, and no bats were seen emerging from the potential roost features. Common pipistrelle bats were observed commuting and foraging in the garden. The building has been classified as having negligible bat roost potential now. An informative is recommended in relation to the measures to be taken in the unlikely event that bats are found during construction. If demolition has not occurred before May 2027 updated bat surveys will be required. Demolition can occur after a check for nesting birds with no seasonal restrictions, however, if any active nests are found, work must stop, and a 5m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest. Any close boarded fencing should contain at least two hedgehog holes in the base boards to allow free movement of hedgehogs through the gardens. The proposed site plan shows vegetation which would provide some biodiversity enhancements to the site. A planting list can be conditioned. The new buildings must each contain a built-in bat box to replace the potential habitat for bats which would be lost by demolition of the dormers with hanging tiles. Built-in bat boxes are preferred to externally mounted boxes (as recommended in the bat survey report) because they do not need maintenance and cannot fall off. One bat box/brick can be built into the southern elevation of each house, up as close to the eaves as possible and away from the windows or security lights. These measures can be conditioned. Biodiversity net gain: The proposal is to purchase 0.0163 ha (0.13 habitat units) of other neutral grassland from a habitat bank, and for this to be enhanced from poor to moderate condition. Details and the receipt for this purchase can be provided as part of the discharge of the biodiversity net gain condition.
Hampshire County Council Highways	No objection subject to conditions. Vehicle access is proposed to be taken from Chalvington Road, via two drop kerb vehicle crossovers (one per dwelling) which lead onto private parking areas easily capable of accommodating at least 3 vehicle parking spaces as required by the EBC Parking Standards. The northern drop kerb is existing; however, it is proposed that this be extended, and the southern drop kerb will be new. Neither drop kerb appears to impact upon the adjacent traffic calming (speed hump) however this will need to be assessed as part of the drop kerb application which will need to be submitted to HCC in order to gain formal approval to undertake the highway works. This could result in

	minor alterations to the northern access (i.e. retention of the existing drop kerb), however this would not affect the parking capacity. Details of this process can be found via the following web address - https://www.hants.gov.uk/transport/parking/droppedkerbs Pedestrian access remains unchanged, with the utilisation of the adjacent footway leading out to the wider area, inclusive of bus links and the rail station within a reasonable walking distance. Bin and cycle storage areas are also provided in reasonable locations for ease of use. Pre-occupation conditions are recommended in relation to parking provision and the construction of the access to the development.
Environmental Health	Noise: I refer to the application for demolition of the existing dwelling and erecting new houses and comment on Environmental Noise Impact. The site is surrounded by residential dwellings and is served by a minor road. Therefore, I have no objections to the application. Air Quality: The proposed development comprises the construction of No. 2 new dwellings with associated infrastructure and soft landscaping areas, and it is not considered as a 'major development' according to The Town and Country Planning (Development Management Procedure) (England) Order 2015 (involving less than 10 dwellings), hence the probability to generate significant traffic during construction and operational stages is considered to be low. Even though the proposed development does not represent a significant risk on air quality, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The planning process should ensure that the proposed development aligns with air quality objectives, promoting a healthy and sustainable environment This can be achieved by the submission of a CEMP. Contaminated Land: The proposed development is not located within an identified contaminative land use and radon risk is low. However, made ground is anticipated due to demolition of existing structures on site. Whilst we do not object to the principle of the development, we recommend that the application be permitted subject to conditions in relation to potentially unidentified contamination and to require a Construction Environment Management Plan to be submitted prior to the commencement of development.
Tree Officer	The site is tree-free, but there are a few trees in close proximity to the site that could be impacted by a development proposal. The proposed dwellings appear to be a suitable distance from the trees on neighbouring properties. However, there is a risk of impact from construction access, activities, landscaping, etc. Therefore, it will be necessary to protect the rooting systems, where they encroach onto the application site, through adherence to a tree protection plan. Therefore, we raise no arboricultural objection, subject to a condition in this respect.
Southern Water	The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of

	surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this planning application receive planning approval, the following is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
Natural England	No comments received.

Policy:

Legislative Background:

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan:

The Development Plan comprises of the policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to the application: DM1 (General criteria for new development), DM2 (Environmentally sustainable development), DM3 (Adaption to climate change), DM6 (Sustainable surface water management and watercourse management), DM8 (Pollution), DM11 (Nature conservation), DM13 (General development criteria – transport), DM14 (Parking), DM23 (Residential development in urban areas), DM30 (Internal space standards for new residential development).

Other material considerations:

Supplementary Planning Documents (SPDs):

The following SPDs and Background Papers are of relevance to the proposals:

- Quality Places (adopted 2011)
- Residential Parking Standards (adopted 2009)

National Planning Policy and Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and, as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

Principle of development:

The application site lies within the urban edge as defined on the Local Plan policies map. Policy DM23 of the Local Plan states that residential development through new build, conversion, sub-division or extension will normally be permitted within the urban edge subject to the general criteria and transport policies of the Local Plan being adhered to.

The basic principle of the development proposed, which incorporates the construction of 2no. dwellings following the demolition of the existing property, is therefore considered to be acceptable, with any formal planning approval being subject to the exact nature, design and impacts of the scheme being considered to be appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance which are referred to above. The relevant material considerations in these regards are covered in the sections below.

Layout, design and impact of the proposals on the character of the area:

Policy DM1 of the Local Plan states that all new development should not have an unacceptable impact on, and where possible should enhance, the character and appearance of the area. The Council's Quality Places SPD provides further guidance in relation to design in support of Local Plan policy.

The application site is currently comprised of a single detached chalet bungalow which is of red brick construction with a barn-hipped, concrete tiled roof. The property is set on a good sized plot to the western side of Chalvington Road and has a large area of off-road parking to its frontage, with enclosed private amenity space to the rear. The northern boundary of the plot is bound by a footpath which links Chalvington Road to the east with The Crossways to the west.

Chalvington Road as a whole is formed of a mixture of detached and semi-detached dwellings of varying scale, form and design, although it could be argued that No. 98 can currently be seen to be at somewhat of a point of transition within the street scene from the principally single-storey and chalet-style bungalows to the south to the full height two-storey properties which, albeit not entirely exclusively, generally define the character of the road moving northwards, with the respective height of the dwellings up to this point also being reflective of the prevailing topographical changes.

It is important, therefore, that any proposed redevelopment of the site respects the topography of the road in order to appropriately integrate into and not detract from the character of the street scene. It is considered that this has been successfully achieved in this case. The ridge heights of the proposed properties step down from No. 98A to the south in line with the prevailing pattern of development, with there then being a rise upwards from No. 96 onwards as is currently the case. The dwellings are, additionally, appropriately spaced as to not create an unduly cramped arrangement as seen from the public realm, which includes a modest but suitable buffer being provided to the footpath to the north (akin to that to No. 96 to its opposing side) such that the development would not be overbearing for pedestrians using this route.

In addition, the design and appearance of the dwellings is considered to be acceptable with the buildings incorporating architectural features, such as the hipped roof form of the main property and the double height bay projecting front gable, which are present elsewhere within Chalvington Road. The site layout is also appropriate, with the footprint of the properties being proportionate to the extent of their plots and a conventional approach being taken in terms of having parking to the front and private amenity space to the rear, both of which are indicative of the site's immediate surroundings. External facing materials and the site's landscaping provisions can be secured by condition.

Taking account of these factors, therefore, the proposals are considered to be acceptable and to accord with Policy DM1 of the Local Plan in terms of their layout, design and impact on the character of the area.

Residential amenity:

Policy DM1 of the Local Plan requires that new development should not have an unacceptable impact on, and where possible should enhance, the residential amenities of both new and existing residents, with the Council's adopted Quality Places SPD providing additional guidance in relation to amenity in support of this policy. When assessing

residential amenity, there are two main considerations, with these being the impacts of the proposals on the amenity of the occupiers of existing neighbouring properties, as well as the quality of the residential environment that would be provided for the future residents of the development.

With regards to the latter of these first of all, the proposed dwellings would meet the requirements of the Nationally Described Space Standards in accordance with Policy DM30 of the Local Plan and would thereby provide sufficient space for residents to live comfortably. Habitable rooms would also achieve a suitable degree of privacy and be well served by light and outlook.

In terms of exterior space, the Council's Quality Places SPD requires that a usable private amenity area be provided for houses which is equivalent to a minimum of 60% of the internal floor area of the property. Again, this standard would be achieved with the garden areas also being of an appropriate shape and depth to provide sufficient usability for future residents. They would, in addition, be suitably enclosed and not unduly overlooked by neighbouring properties as to achieve adequate privacy for residents.

In terms of the impact of the proposals on the amenity of the occupiers of existing neighbouring dwellings, the properties to the opposing (eastern) side of Chalvington Road are a suitable distance away from the development as to not be significantly materially impacted, with the resulting relationship being consistent with the prevailing pattern of development within the locality. Sufficient separation would also be afforded to the rear boundary of the plots such that the amenity of the occupiers of No. 100 Chalvington Road, which lies to the west of the application site, would not be unduly adversely affected.

Turning to the dwellings immediately either side of the site, Nos. 98a and 96 Chalvington Road respectively, it is acknowledged that in each case the new dwellings will project to differing degrees beyond their rear elevations. In the case of Plot 1, this projection is particularly modest relative to the siting of No. 98a, with the new dwelling also being positioned due north of this neighbouring building which, in itself, would negate any potential impacts on light in particular, with it additionally being noted that No. 98a has no windows within its facing elevation which could otherwise potentially suffer from reduced levels of outlook. The arrangement proposed is therefore deemed to be acceptable.

For No. 96, the degree of projection of the new dwelling on Plot 2 beyond its rear building line is greater, however, the resulting relationship is not deemed to be unacceptable in planning terms taking account of the hipped roof form of this part of the proposed dwelling, the windows within the facing side elevation of No. 96 being understood to be either high level (at first floor) or obscure-glazed and serving secondary spaces (at ground floor level), and the separation provided by the intervening footpath.

Conditions will, however, be imposed to require that the proposed upper floor side facing windows and roof lights be obscure-glazed and top opening only (or sited at a high level in the case of the rooflights) in order to prevent any undue overlooking or loss of privacy occurring for the occupiers of neighbouring properties. Additional conditions will require a Construction Environment Management Plan (CEMP) to be submitted for approval prior to the commencement of development, as well as to limit construction hours and prohibit on-site burning in the interests of amenity.

With these conditions and restrictions, it is considered that the development complies with the requirements of Policy DM1 of the adopted Local Plan and the guidance contained within the Council's Quality Places SPD in respect of the matter of residential amenity.

Other material considerations:

Highway matters:

Policy DM13 of the Local Plan requires that all new development has safe and convenient access to the highway network and makes provision for access to, and by, other transport

modes including public transport and cycle and pedestrian routes as appropriate. Access arrangements to the highway network must meet national and local guidance and standards, not cause or increase danger to road users or impact detrimentally on highway safety, and be provided without unacceptable environmental impact. Policy DM14 requires that an appropriate level of car parking be provided in accordance with the Council's adopted Residential Parking Standards SPD.

The site falls within the urban edge and within an established residential area and as such there are no concerns raised in respect of the location of the development or its connectivity by sustainable modes of travel. In terms of parking, the Council's adopted standards require that 4-bedroom dwellings, as proposed in this case, have 3 on-plot car parking spaces. As shown on the submitted site plan, these would be available on the frontage of each property with access provided by way of dropped kerbs from Chalvington Road. Whilst the arrangement proposed would necessitate vehicles having to reverse out onto the public highway, this is not unusual in this location and is not deemed to be inappropriate in this case.

In addition to car parking, cycle and bin storage is also required, with the former being shown to be provided by way of secure stores of an appropriate size within the rear garden area of each dwelling. Bin storage would be provided to the front of the properties which, whilst perhaps not ideal given that this will be visible to a degree within the street scene, is not deemed to be unacceptable or to unduly detract from the character of the area in this particular case.

Finally, with regards to the construction phase, it will be necessary for measures to be detailed for such matters as arrangements for deliveries and contractor parking during demolition and construction works in the interests of highway safety, as well as to ensure that pedestrian routes are not impeded. This will be particularly important given the proximity of the dwelling on Plot 2 to the footpath to its northern side. These matters can, however, be covered by a condition requiring the submission of a Construction Environment Management Plan (CEMP) prior to the commencement of development.

Taking account of the above factors, there is considered to be no conflict with the requirements of Policies DM13 and DM14 of the Local Plan or the Council's Residential Parking Standards SPD.

Ecology:

Policy DM11 of the Local Plan states that the Council will determine planning applications to protect, conserve and enhance all international, national and local nature conservation designations and networks of natural habitats and features, and facilitate their adaptation to climate change wherever possible. It also seeks a net gain for biodiversity on development sites and sets out that development will not be permitted where it is likely to have a direct or indirect adverse effect on protected or priority species unless there are no alternative solutions, the adverse effects are unavoidable, measures are taken to mitigate or, as a last resort, compensate for the adverse effects, there is overall biodiversity net gain, and the benefits of the development clearly outweigh the adverse effects.

Protected species and Biodiversity Net Gain (BNG)

Following the submission of further ecological survey work in relation to bats which had been identified as being required by the Council's Ecologist during the course of the planning application process, no objection have been raised in relation to ecology, with the Phase 2 Emergence Survey having identified no bats emerging from the potential roosting features on the property. As such, the building has been classified as having negligible bat roost potential and no further survey work is required. The informatives recommended by the Council's Ecologist will be added to the decision notice accordingly, and conditions will be imposed to require the installation of a bat box on each dwellinghouse as well as to require the submission of a landscaping scheme for approval by the Local Planning Authority (LPA).

In terms of Biodiversity Net Gain, the mandatory 10% minimum net gain required by Section 7A of the Town and County Planning Act (TCPA) 1990 (inserted by the Environment Act 2021) applies to the development. In order to meet the necessary requirements in this respect, the applicant is proposing to purchase 0.0163 ha (0.13 habitat units) of other neutral grassland from a habitat bank, and for this to be enhanced from poor to moderate condition. The Council's Ecologist is satisfied with this approach and that details of this and the receipt for the purchase can be provided as part of the discharge of the biodiversity net gain condition.

With this condition and those referenced above imposed, the requirements of Policy DM11 of the Local Plan, Paragraphs 187 and 193 of the NPPF, and Section 7A of the TCPA 1990 are considered to have been met.

Impact on European Protected Sites:

The Council, as the responsible body for Habitats Regulations Assessment (HRA), must ensure as part of a planning application that a development will not have an adverse impact on any European protected sites and specifically in this case upon the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC and SSSI) and New Forest National Park (SPA, SAC and Ramsar sites).

HRA (Habitat Regulations Assessment) Screening was required for this development proposal as it falls inside the zone of impact of these designated sites and would result in a net increase in population. The screening concluded that the development could have a significant impact on the protected sites and the features for which they are designated through an increase in recreational pressure (in the case of the New Forest sites), as well as from additional nitrogen and phosphate loading generated through leaching from additional sewage from the new housing in the case of the River Itchen and the Solent Complex. This has the potential to undermine water quality and restrict the growth, distribution and variety of food available for species designated under European law. These impacts are required to be mitigated as part of the development proposals.

The required mitigation has been secured as part of the planning application, with this being through a contribution to the Council's adopted mitigation scheme in respect of recreational pressure on the New Forest protected sites, as well as the imposition of a condition on the planning approval in relation to the nitrates and phosphates impacts of the proposals. This condition requires the submission of evidence of the securing of appropriate mitigation to achieve nutrient neutrality, which the applicant intends to provide by way of purchasing credits from the Council's offsetting scheme, and prohibits occupation of the dwellings until this has been approved by the LPA.

Accordingly, and with these mitigation measures secured the LPA, as the competent authority under the Habitats Regulations, are satisfied that the development will have no adverse effects on the integrity of the designated sites identified above. The application therefore complies with Policy DM11 of the adopted Local Plan, the relevant provisions of the NPPF, and the Habitats Regulations.

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 and the adopted Local Plan 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 planning 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 aims for the need for housing to be met, and Policy S2 of the adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and the 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. In this particular instance and when considering the impact of climate change, the proposed development would be expected to be resilient to its potential effects.

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.

Recommendation:

PERMIT ☒

REFUSE ☐