

DELEGATED OFFICER REPORT

Application Ref: H/25/99122

Site Address: 108 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey rear extension with Juliet balconies. First-floor front and side extensions, including remodelling of dwelling. Front porch.

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:	One representation was received in response to the originally submitted proposal, raising objections on the grounds that the two-storey extension would appear dominant and overbearing, and out of keeping with the established building lines along the street. The objector noted that recent extensions in the area had generally maintained a consistent design approach, with two-storey additions aligned with existing properties. Concern was also raised regarding the potential loss of privacy, particularly in relation to views from the proposed extension into existing skylights on a flat-roof rear extension at the neighbouring property. The objector considered that the development would result in an unacceptable level of overlooking, which could in turn affect the value of their property. No further comments were received following reconsultation on the amended plans.		
Parish Council:	No comments received.		
Ecologist:	<u>30/06/2025 (Summarised)</u> I have reviewed the PRA report by Vesper Conservation and Ecology Ltd (June 2025). The building has been assessed to have negligible bat roost suitability. A bat box should be built into the appropriate location (at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west) as a biodiversity enhancement as described in the ecology response of 28/4/25. <u>21/05/2025 (Summarised)</u> A preliminary bat roost appraisal (PRA) is required. This must be done before determination as the presence of protected species is a material consideration. A precautionary working method for hedgehogs will be required. <u>28/04/2025 (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.
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Site Visit:	Yes ☒	No ☐
Details: 9 th April 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:
<u>Site context and surroundings</u> 108 Hursley Road is a two-storey, two-bedroom detached dwelling finished in cream render and located on a small slip road running parallel to Hursley Road in Chandler's Ford. The property features two single-storey, pitched-roof side additions. To the rear is an enclosed private garden, predominantly laid to lawn. The garden rises gently from the house, with a set of steps providing access up the slope towards the rear boundary. The surrounding area is residential in nature, consisting primarily of detached dwellings set within good-sized plots. <u>Proposal</u> The application seeks planning permission for the demolition of the existing single-storey side addition to the left of the property, and the erection of a first-floor front and side extension above the existing attached garage. In addition, a two-storey rear extension is proposed, featuring Juliet balconies at first-floor level. The proposal also includes the addition of an open, oak-framed canopy porch to the front, incorporating a lean-to roof form. As originally submitted, the proposal included a mix of facing materials, such as brickwork, cladding, and render, together with a prominent gable pediment above the first-floor front-facing window. It was considered that the combination of these elements created an overly complicated and visually discordant front elevation, which had an adverse impact on the street scene. Following discussions with the agent, it was agreed to submit amended drawings. The revised scheme omits the previously proposed brickwork, with the external palette now comprising only chalk white render and cedar timber cladding. The front-facing gable pediment has also been removed to simplify the design. <u>Policy and Principle</u> 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.
- The proposed development would significantly alter the external appearance of the existing dwelling through the combination of large-scale extensions and the introduction of new facing materials. However, the existing property appears somewhat dated, and therefore the proposal is considered to represent a visual improvement over the existing dwelling, resulting in a more cohesive built form.
- While the application property will adopt a more contemporary appearance in comparison to its current state, it is noted that the neighbouring property at 106 Hursley Road has previously undergone substantial renovation, transitioning from a traditional brick facade to a white-rendered exterior with a modern architectural style. As such, the proposed transformation at the application property would not appear incongruous within this context. Additionally, the site is situated on a slip road set back from the main highway of Hursley Road, which serves to limit its prominence within the wider street scene.
- The existing single-storey side additions would be removed as part of the proposal and replaced with a more integrated first-floor extension. This design approach would result in a more balanced and unified appearance, avoiding the disjointed layout of the current built form.
- While the proposed additions would increase the bulk and massing of the dwelling, the scale is considered proportionate in relation to the size of the plot and surrounding properties. A generous amount of private rear amenity space would be retained, and the development would not result in a cramped or overdeveloped appearance.

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 concerns raised by 106 Hursley Road are acknowledged. The key matters relate to the potential impact of the two-storey rear extension on light, privacy, and general amenity. In terms of outlook and daylight, the proposed extension would not project beyond the rear building line of No. 106. The submitted site plan demonstrates compliance with the 45-degree code when measured from the centre point of the nearest habitable room window. This indicates that the extension would not give rise to an unacceptable loss of light or appear unduly overbearing from the neighbouring property to a degree that would justify refusal.
- The neighbour also raised concerns that the development would result in a loss of privacy, particularly through views from the proposed extension into their property via skylights installed on their flat-roof rear extension. While the impact on these skylights is noted, it is important to highlight that views into rooflights from an upper-floor rear window are limited due to their angle and positioning. Furthermore, no side-facing windows are proposed at first-floor level, and all new openings would face directly to the rear, overlooking the applicant's own garden.

- The inclusion of Juliet balconies at first-floor level is also not considered to introduce any usable external space and therefore would not facilitate additional overlooking.
- Although the rear extension would add noticeable volume to the property and may block some views when seen from No. 106's high-level kitchen window, this is considered to represent a loss of a private view rather than a material loss of outlook. In planning terms, the protection of a private view is not a material planning consideration. In this case, given the relationship of the proposed extension to the neighbouring window, and the proposal's compliance with the 45-degree code, it is not considered that the development would cause an unacceptable sense of enclosure, loss of outlook or loss of light.
- The proposed first-floor side and rear extensions would be positioned adjacent to the boundary with 110 Hursley Road. However, given the fact that the flank wall of No.110 facing the application site does not contain any windows, the proposed works are not considered to result in any unacceptable loss of light, outlook, or privacy to this neighbouring property. The relationship is considered acceptable, and the proposal would not give rise to any harmful amenity impacts to No.110.

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.
- This site is adjacent to allotment gardens, which connect to Ramalley Copse and Flexford Nature Reserve, where there are known records of bats and hedgehogs. As such, the Council's Ecologist was consulted.
- A Preliminary Roost Assessment (PRA) prepared by Vesper Conservation and Ecology Ltd (June 2025) was submitted and reviewed. The building was assessed as having negligible bat roost suitability, and therefore no further bat surveys are required prior to determination.
- Although the rear garden is mostly lawn and does not support habitats affected by the works, a precautionary working method for hedgehogs has been recommended. This includes storing materials on hardstanding or raised surfaces, covering excavations overnight, avoiding on-site fires, and proper management of waste and chemicals. These measures will be secured by condition. Additionally, a bat box is to be incorporated into the development to deliver biodiversity enhancements.

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 increasing from a two-bedroom to a four-bedroom property, which requires three off-street parking spaces.
- Although the existing garage would be lost as part of the proposed works, the hardstanding area to the front of the property is of sufficient size to accommodate

at least three vehicles. In addition, the property is located on a quiet slip road off Hursley Road where there are no parking restrictions, and therefore occasional on-street parking is not considered to raise highway safety concerns.

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 Environment 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 ☐