

DELEGATED OFFICER REPORT

Application Ref: H/25/99469

Site Address: 19 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SU

Case Officer: Gina Aftanas

Description: Single storey infill rear extension and alterations and single storey front porch.

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge TPO within Boundary – Oak Tree Kingsway Character Area Appraisal Great Crested Newts IRZ – Amber Zone Southern Water – Foul Sewer Drain within Boundary		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
T/33639/000/00	Felling of Douglas Fir	Permit – 19/07/1995
F/14/95039	Two storey side and rear extension	Permit – 29/10/2014

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment		
Tree Officer:	No Objection		
Ecology:	No Objection I have reviewed the site photos and do not see any potential bat roost features in the area that would be impacted by these proposals. There are hanging tiles on the front elevation, but they are not in the area of impact. Informatives for bats and biodiversity enhancements are to be included within the decision notice.		
Southern Water:	No Objection If the applicant is proposing to use the existing connection, Southern Water will have no objections to the proposed works.		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 01/07/2025 – photographs on file		

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 Appraisal Kingsway. - Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots. - No healthy or mature trees would be felled or likely to be damaged

- The design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene

Assessment:

Site and Surroundings

The application site consists of a two-storey detached dwelling and is located towards the eastern end of Hiltingbury Road, Chandlers Ford. The property is set back from the road by way of a large driveway with high hedging to the front and eastern side. The property also comprises of a rear garden which is enclosed with both bush and fence boundary treatment. The surrounding area is residential in nature and features similar style house-types.

Proposal

The application seeks approval for a single storey rear infill extension and fenestration alterations, and a single storey front porch. The rear extension features a pitched roof design measuring approximately 7.3m in length at its longest point, 3.3m in height and 2.7m in depth. The application also includes proposed alterations to the rear fenestration. These comprise the installation of roof lights within the existing single-storey rear pitched roof, as well as the replacement of the current French doors with larger glazed doors. The front porch element of this proposal is also of a pitched roof design and measures approximately 3m in length, 3.7m in height to the pitch and 2.3m in depth.

Design and Layout

The development is situated within the urban edge, where the principle of development is acceptable. The design of the extension is suited to the host dwelling in terms of its form, scale and appearance, and due to its single-storey nature and subservience to the host dwelling, would not be an overdevelopment to the site. The use of matching materials will ensure the proposal is respectful to the host dwelling and accords with Policy DM1.

As the rear elevation element is sited to the rear of the property and is subservient to the host dwelling, it is unlikely to be seen from the street scene.

The proposed porch features a modest and unobtrusive design and is largely screened from the street scene by existing boundary treatments, minimising its visual impact on the public realm. While the proposed front porch may be partially visible when approaching from the west along Hiltingbury Road, the varied building frontages of the surrounding properties, combined with existing boundary treatment, make it likely the visual impact on the street scene will be minimal and not detrimental to the character of the area.

The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place. The proposal does not result in any additional bedrooms, so off-street parking is not required under the Residential Parking Standards.

Residential Amenity

Given the detached nature of the property, it is unlikely that the proposed development would result in any adverse impact on residential amenity. Notably, the neighbouring property to the west features a rear extension of greater depth than that proposed, and several other nearby properties have similarly extended their dwellings, establishing a clear local precedent.

The development accords with Policy DM1 and with 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.

Other Material Considerations

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- There will be no adverse impact upon trees or other natural features worthy of retention.
- The Council's Ecologist has confirmed there would be no likely impact on bats.
- 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: This application is recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐