

DELEGATED OFFICER REPORT:**Application Ref:** H/25/99287**Site Address:** 48 CHARNWOOD CRESCENT, CHANDLER'S FORD, EASTLEIGH,
SO53 5QT**Case Officer:** Clare Martin**Description:** Extension to existing dormer window on eastern elevation, addition of
2no. dormer windows on western elevation and first floor extension over
garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Blanket TPO covers the whole site		

Planning History?	Yes ☐	No ☒
Various applications for tree works No planning permission has been given for the side dormer window at either 38 or 42 Charnwood Crescent.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Tree Officer:	<u>No objection</u> Despite the presence of an historical TPO on 3 birches to the front of the property (removed), and some significant, protected trees to the rear (Charnwood Gardens), we do not feel that the proposal - given the type of development, working space and location of the trees - will result in an elevated risk of impact.		
Ecology Officer:	<u>Comment</u> There are records of slow worms, toads, bats, hedgehogs and water shrews in this area. Close up photos of the building and garden have been provided and no surveys are required. Biodiversity enhancements are recommended, and a bat box and a swift nest box may be appropriate for this building. Further sources of information are set out within the consultation response.		
Parish Council:	No response provided		

Site Visit:	Yes ☒	No ☐
Details: Carried out June 2025		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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, DM11 and DM14.

Supplementary Planning Documents: Quality Places & Residential Parking Standards; Character Area Appraisals & Trees and Development

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The property sits at the start of a row of linked detached chalet bungalows, which are regularly spaced with recessed single garages siting in between. This design of chalet bungalows is found throughout the wider Chandlers Ford area and forms a pleasant sub character within Charnwood Crescent. While there are a small handful of long side dormer windows on nearby dwellings these are positioned between properties where they are less visible from the street scene. The dormer windows also appear to have been constructed under permitted development and so outside of the control of the Local Planning Authority.

Unlike the neighbouring properties, the dwelling sits on a prominent corner plot where its eastern roof slope is fully visible from the street scene at the start of the row of chalet bungalows. The proposal replaces the existing small dormer window with a long flat roof dormer stretching the whole depth of the roof and covering most of the roof slope. Although the dormer window will be clad in matching pan tiles, its design, proportions and prominent position will form an unattractive and dominant feature detracting from the character and appearance of the dwelling and wider locality.

Also included in the proposal are a further two flat roof dormer windows on the opposite side of the roof (similar to the design of the eastern dormer window) which would give the front of the property an unattractive box shape. The dormer windows jar with the distinctive long pitched roofline of the original dwelling and would be detrimental to its character.

The final element is the garage, which roofline is being raised and altered to a pitch to create a second storey. This amendment will make the garage bulkier and more imposing than the existing structure and again is out of keeping with the simple flat roof design of garages in the vicinity. Furthermore, the recessed position of the garage means that the

rear section will be partly visible from the street scene adding to the overall bulk and impact of the proposed works.

Overall, it is considered that the proposed dormer windows and garage alterations will form unattractive and dominant features, which will detract from the character and appearance of the existing chalet bungalow. Furthermore, due to its prominent corner plot, the development is harmful to the character and appearance of the locality, more so than the small handful of existing side dormer windows that are partly obscured by neighbouring properties. As such the development is contrary to Policy DM1 of the Eastleigh Borough Local Plan and guidance within the National Planning Policy Framework and Quality Places Supplementary Planning Document.

Other Considerations

- The chalet bungalow will remain a three-bedroom property and so does not alter the existing car parking requirements or provision. The site retains sufficient amenity space.
- The dimensions and position of the dormer windows and garage alterations means that they should not have a material impact upon the amenity of neighbouring properties (in terms of a loss of privacy, light or outlook). The western side dormer has a high level side window reducing overlooking while allowing in light.
- The case officer visited the site and the building appeared to be in a good condition with no obvious gaps or crevasse for bats. Close up photos of building and nearby trees have been provided and the ecology officer has confirmed no further surveys are necessary.
- The proposal is not extending the footprint of the building and is unlikely result in an elevated risk of impact to the trees. No objection has been raised by the tree officer and no further arboricultural information is required.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the 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 Adopted 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:		
Recommendation:	PERMIT ☐	REFUSE ☒
Comments ...		