

DELEGATED OFFICER REPORT

Application Ref: H/25/99367

Site Address: 25 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and part garage conversion

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

Planning History?	Yes ☒	No ☐
• Z/11045/002/00 - Two storey extension - Permit - 05/04/1984 • Z/11045/003/00 - Single storey front extension and pitched roof to garage - Permit - 18/04/1990		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One neighbour objection was received, raising concerns that the proposal would result in the loss of the property's detached character by physically linking it to the neighbouring dwelling, thereby undermining the established pattern of spacious, detached plots in the area. Concerns were also raised regarding the height and bulk of the extension, with potential impacts including overbearing presence, loss of light, and harm to the visual amenity and character of the street scene.		
Parish Council:	No comments received.		
Ecologist:	The Council's Ecologist raised no objection, subject to an informative regarding bats and the inclusion of biodiversity enhancements.		
Tree Consultant:	The Council's Tree Officer raised no objection subject to a tree protection plan being secured by condition.		

Site Visit:	Yes ☒	No ☐
Details: 24 th June 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:

Site context and surroundings

The application site comprises a two-storey, five-bedroom detached dwelling located on the eastern side of Brownhill Road. The property features a single-storey front extension with a gable roof, forming a porch and integral garage. The entire frontage is hard surfaced and accommodates off-street parking for multiple vehicles. To the rear, the dwelling benefits from a raised patio immediately adjacent to the rear elevation, with steps leading down to a lawned garden area. The surrounding area is residential in character and is made up of a mix of detached properties of varying styles and scales.

Proposal

The application seeks planning permission for the construction of a single storey rear extension and the partial conversion of the existing garage. The front portion of the garage would be retained as garage space, while the rear section would be converted to provide a utility room and a new kitchen, forming part of an open-plan layout connected to the main dwelling.

The proposed rear extension would project approximately 4.16m from the original rear elevation and span a width of approximately 6.11m. It would sit on the existing raised patio and adjoin the rear of the proposed kitchen area. The extension would feature a gable-ended roof with rooflights and would accommodate an open-plan dining and sitting area. Materials are proposed to match the existing dwelling, including brickwork and fenestration in a similar style and colour.

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.

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 garage conversion relates solely to the rear portion of the existing garage and is internal in nature. As the existing garage door would be retained, there would be no change to the front elevation. As such, the proposal is considered to have a limited visual impact on the street scene and would preserve the established character of the area.
- The height and modest depth of the proposed rear extension are considered proportionate to the host dwelling and the size of the rear garden. The gable-ended roof form, brickwork, and fenestration are proposed to match the existing dwelling, ensuring the extension would appear as a sympathetic addition.
- While the extension would be in close proximity to 27 Brownhill Road, it would not be physically attached to the shared boundary. It would continue the roof form and height of the existing garage and be positioned entirely to the rear, thereby remaining screened from the street by the existing garage structure. As such, the resultant dwelling would appear unchanged when viewed from public vantage points. The development is therefore not considered to materially alter the detached character of either the application property or the neighbouring dwelling

in the context of the street scene, nor result in harm to the character or appearance of the area.

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 single storey rear extension would be positioned along the shared boundary with 27 Brownhill Road and would project approximately 4.16m from the original rear elevation. While the extension would introduce additional built form adjacent to the shared boundary, it would be single storey in height and would continue the roof form and height of the existing garage. Given its modest scale and massing, and the degree of separation from habitable windows at the neighbouring property, the development is not considered to give rise to an unacceptable overbearing impact.
- With regard to overshadowing, the extension is not considered to result in a material loss of light to neighbouring properties due to its limited height. No side-facing windows are proposed that would result in overlooking, and the inclusion of rooflights is not considered to give rise to any loss of privacy due to their elevated and upward-facing position.

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.
- There are records of bats and hedgehogs in the wider area. However, as the proposal involves development over existing hardstanding and no potential bat roost features were identified in the structure, the Council's Ecologist raised no objection, subject to the inclusion of an informative. Biodiversity enhancements are also required, and the Ecologist has recommended the installation of both a bat box and a swift nest box.

Trees and landscaping

- There are historic records of Tree Preservation Orders (TPOs) on the application site and a significant protected tree located within the rear garden of the neighbouring property at 27 Brownhill Road. While the proposal is not considered to pose a significant risk to any protected trees, there is a low potential for construction activities to impact the root protection area of the neighbouring oak tree.
- In light of this, the Council's Tree Officer has requested a tree protection plan be secured by condition in accordance with British Standard 5837:2012. This would define a construction exclusion zone to safeguard the health and amenity value of nearby trees during the development process.

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 proposal does not increase the number of bedrooms within the dwelling and therefore does not generate a greater demand for parking.
- Although the rear portion of the garage would be converted to habitable space, resulting in a partial loss of internal parking capacity, sufficient off-street parking remains available. The existing hardstanding to the front of the property is capable of accommodating at least three vehicles, which aligns with the Council's maximum parking standards. The development is therefore considered acceptable in terms of parking provision and would not result in harm to highway safety.

Other Material Considerations

- 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.

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 ☐