

DELEGATED OFFICER REPORT

Application Ref: H/25/99242

Site Address: 59 MEAD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FB

Case Officer: Gina Aftanas

Description: Single Storey Rear Extension and Porch (amended description)

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Flood Zone 2 1000 Year Extent Surface Water Bats and Hedgehogs Recorded Nearby		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No Objection 18/8/25 - I have reviewed the PRA report by Green Down Ecology. The building was assessed as having negligible bat roost suitability. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. The recommendations on lighting and biodiversity enhancements are appropriate and must be implemented. 1/7/25 - I have reviewed the site photos. There seems to be gap into the rear fascia where the electrical supply enters the house. There is also a gap under the lowest ridge tile at the rear and possibly under several of the roof tiles. A preliminary bat roost appraisal is required. 2/6/25 - There are records of bats and hedgehogs close to this site. I have reviewed the photo of the house on Google maps but was not able to see the rear elevation. 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. Photos of any areas of the garden affected by the proposal are also required.		

Site Visit:	Yes ☒	No ☐
Details: Site visits carried out 17/05/2025 and 1/07/2025 – 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.

Assessment:

Site and Surroundings

The application site consists of a single storey detached dwelling and is located toward the northern end of Mead Road, north of Winchester Road in Chandlers Ford. The property is set back from the road by way of front garden and driveway leading up to the side of the property. The rear garden is fully enclosed via a combination of fencing and hedge boundary treatments. The surrounding area is residential in nature and features similar style house-types.

Proposal

This application seeks approval for the construction of a single-storey rear extension and a front porch. The rear extension is proposed with a hipped roof design with the addition of roof lights, French doors and two windows facing into the rear garden. The rear extension element of the proposal measures approximately 8.82m in width, 4.5m in length and 3.84m to the hip in height with materials to match the host dwelling.

The porch is proposed of a flat roof design and to measure approximately 1.7m in length, 2.3m in depth and 2.5m in height with materials to match the host dwelling.

Design and Layout

The development is situated within the urban edge, where the principle of development is acceptable. The initial proposed plans have been revised to better complement the host dwelling, with a reduced scale that is more in keeping with the surrounding area and less intrusive to neighbouring properties.

The amended design of the extension is suited to the host dwelling in terms of its form and appearance by use of a hipped roof, subservient design and matching materials. The development would not be an overdevelopment of the site as plenty of amenity space would be retained with the development in place and as such, the proposal is considered to be in compliance with Policy DM1.

The proposal does not result in any additional bedrooms and would retain ample parking space to meet the Residential Parking Standards and 'Quality Places' SPDs.

Residential Amenity

Due to the property's detached nature and parking in between dwellings, it is unlikely the neighbouring properties will be adversely affected by the development. There are a number of rear extensions in vicinity, including the direct neighbouring property, number 57, which has a similar size extension already in situ.

The porch is also in keeping with the surrounding area due to the neighbouring property at number 40 Mead Road having a porch similar in appearance.

The development accords 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.

Flood Risk

A flood risk assessment has been submitted which confirms the floor level within the proposed development will be set lower than existing levels and, floodproofing of the proposed development has been incorporated where appropriate. The extension will accommodate a kitchen and living room and will therefore not increase the flood sensitivity of the property.

Ecology

As part of the application process, the Council's Ecologist was consulted due to recorded bat activity in the vicinity of the site. Following the submission and review of a bat survey report, no objection was raised, subject to the inclusion of an informative on the decision notice.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ☐