

DELEGATED OFFICER REPORT

Application Ref: H/25/99716

Site Address: 99 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3EG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of part two-storey and part single-storey rear extensions following demolition of existing single-storey rear conservatory

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:	No comments received.		
Parish Council:	No comments received.		

Site Visit:	Yes ☒	No ☐
Details: 31 st July 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>
The application site comprises a two-storey, three-bedroom detached dwelling located on a long plot. The land slopes from north to south, resulting in stepped access to the front entrance and a raised patio to the rear, which provides access from the existing conservatory into the garden. A detached garage is positioned to the side of the dwelling, with additional outbuildings situated within the rear garden. The surrounding area is residential in character, comprising predominantly detached dwellings of both single and two storeys. There is no prevailing or consistent character to the street scene.

Proposal

The application seeks planning permission for the erection of a part single-storey and part two-storey rear extension following the demolition of the existing rear conservatory.

The proposed single-storey element would be positioned adjacent to No. 97 Chalvington Road. It would extend 4.5m from the existing rear elevation and measure around 3.9m in width. It would incorporate a mono-pitched roof with a rooflight.

The two-storey element would be located towards the side of No. 103 Chalvington Road. It would measure 4.5m in depth and approximately 5.6m in width. The extension would be constructed in a gable form, continuing the existing ridge height, and finished in materials to match the main dwelling. The design includes an oak-framed section with static glazing. Internally, the ground floor extensions would combine to create an open-plan kitchen and dining area, while the first floor of the two-storey addition would provide a new bedroom with an ensuite and dressing room.

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 extensions would be sited entirely to the rear of the dwelling and would not be visible from the public realm. As such, the development would have no effect on the established street scene.
- While the proposal introduces new design features and materials, including oak framing and areas of glazing to the rear elevation, these elements would not be publicly visible and therefore their visual impact is limited. The overall appearance of the host dwelling when viewed from Chalvington Road would remain unchanged.
- It is noted that rear extensions are a common feature of the surrounding area, with examples of two-storey rear addition at neighbouring properties, including 97 Chalvington Road. In this context, the proposed development would not appear as an incongruous addition.
- Given the size of the plot, the dwelling is capable of accommodating the extensions without resulting in a cramped layout or constituting overdevelopment. The design and scale are therefore considered acceptable in relation to the host dwelling and its setting.

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 neighbouring property most affected by the proposal would be 103 Chalvington Road, which lies closest to the proposed two-storey extension. However, the separation distance, together with the orientation of the site (where the application property is positioned to the north of No. 103) means that the proposal would not give rise to an unacceptable loss of light, outlook, or an overbearing impact.
- No first-floor side-facing windows are proposed, thereby avoiding any direct overlooking. Whilst the rear windows would project further into the garden as part of the extensions, the resulting views would be consistent with typical rearward relationships in residential areas and would not lead to harmful overlooking of neighbouring habitable rooms. Furthermore, the application property is set at least 50m from the rear neighbours, ensuring that privacy is maintained.
- The single-storey rear extension adjacent to 97 Chalvington Road would be of a modest height and is not considered to cause undue harm to the outlook or amenity of this neighbour. On this basis, the proposal is considered acceptable in terms of residential amenity.

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 would increase the number of bedrooms within the dwelling from three to four, thereby requiring three on-site parking spaces. The submitted parking plan demonstrates that the existing driveway and garage are sufficient to accommodate this level of provision. As such, the proposal raises no concerns in respect of parking or highway safety.

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.

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 ☐