

DELEGATED OFFICER REPORT

Application Ref: H/25/99815

Site Address: 1 OAKWOOD CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5NW

Case Officer: Gina Aftanas

Description: Erection of conservatory to rear elevation

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal Hiltingbury Road West Tree Preservation Order noted within the boundary line Bats are noted within the area Southern Water surface water pipe within the boundary line		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
PN/25/99038	Construction of a single storey rear extension	Prior Approval Refused – 26/03/2025

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Trees:	No Objection		
Ecology:	No Objection subject to the inclusion of a bat protection and precautionary working method informative and biodiversity enhancement measures		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 22/08/2025 – 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 Hiltingbury Road West.
Character Area Appraisal Guidance: - 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 mature trees would be felled or likely to be damaged. - The design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street scene. - The existing building line along street frontages is respected.

Assessment:
Site and Surroundings The application site comprises a two-storey semi-detached dwelling located on the corner of Oakwood Close and Hiltingbury Road in Chandlers Ford. The property is set back from

the road by way of a driveway and front garden area with the rear garden fully enclosed with a mixture of fence and brick wall boundary treatment. The immediate surrounding area is residential in nature featuring similar style house-types.

Proposal

The application seeks approval for a rear conservatory. The proposed development comprises a pitched tiled roof design measuring approximately 2.19m to the eaves and 2.98m to the ridge in height, 4m in width and 3.96m total in depth. Matching brick and upvc are proposed to be used for the low brick wall and conservatory frames.

Design and Layout

The proposed development is located within the urban edge where the principle of development is considered acceptable. The design is suited to the host dwelling in terms of its form, scale and appearance by use of a subservient design and use of matching brickwork, conforming with Policy DM1 and the Hiltingbury Road West Character Area Appraisal.

Although the property is located on a corner plot, the conservatory is unlikely to have a negative visual impact when viewed from the road, owing to the existing boundary treatment and the generous plot size to the rear and side, which allows for a substantial setback from the highway.

Residential Amenity

The conservatory is situated on the northeastern side of the property, where there is no adjoining neighbour. This, along with its single-storey design ensures that it will not have any adverse impact on the surrounding properties.

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.

Ecology

The Council's Ecologist was consulted on this application due to recorded bat activity in the area. Following their assessment, they raised no objection to the proposal, subject to the inclusion of the following informatives within 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.
- A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations must be covered at night or be fitted with a small animal escape ramp
No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.

Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

- Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.

Southern Water

As part of this application, Southern Water were consulted due a water main passing through the development site. It is requested that “The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.” This information will be added to the decision notice and is for the applicant to resolve directly with Southern Water.

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 ☐
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