

DELEGATED OFFICER REPORT

Application Ref: H/25/99696

Site Address: 85 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FD

Case Officer: Charlie Vallis

Description: Two storey side extension; single storey rear extension; rooflights; porch and roof alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Orders (263-E; 7-E)		

Planning History?	Yes ☐	No ☒
• No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Officer:	No significant concerns, subject to adherence to the arboricultural information.		
Ecology:	The proposed positions of the bat and swift nest boxes are appropriate. I have reviewed the site photos and do not see any obvious potential bat roost features.		

Site Visit:	Yes ☒	No ☐
Details: 22.9.2025		

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; Chandler's Ford & Hiltingbury Character Area Appraisals (Kingsway).

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle:</u> • The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies of the adopted local plan and supplementary planning guidance.
<u>Site and surroundings:</u> • The application site is located on the eastern side of Kingsway in an area consisting of detached properties set on sizeable plots, similar in style but with each building retaining some individuality.

- The site contains a two-storey detached three-bedroom dwelling, set back from the road behind a hedgerow and front garden, with a driveway and attached carport to its northern side.

Design and layout

- The design and styling of the proposed two storey extension appears in-keeping with the host dwelling and neighbouring properties, and retains the property's existing bay window and arched entranceway.
- Initially, proposed plans indicated that the roof would be raised, which may not have sat comfortably within the street scene. Amended plans have therefore been submitted during the course of the application, with the two storey element of the proposal amended to include an area of flat roof. This helps to maintain the largely consistent roof ridge line present along the section of Kingsway.
- The proposal would not represent overdevelopment of the site, with the property retaining ample rear amenity space and side access to the rear garden.
- The application proposes one additional bedroom, increasing parking requirements under the Residential Parking SPD from 2no. to 3no. on-site car parking spaces. The proposed site plan illustrates sufficient space to the front of the site to accommodate this increased requirement.
- The proposed porch canopy would be suited to the locality, mimicking other similar features along Kingsway. By using materials to match the host dwelling, the proposed extensions respect the character and appearance of the host dwelling.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extensions are suited to the host dwelling and its locality in terms of their form, scale and appearance.

Residential amenity:

- Sufficient distancing and screening between neighbouring properties, as well as the orientation of windows on the proposed extensions and neighbouring properties are such the development would not result in an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. As such the development is considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD.

Trees and nature conservation

- Due to records of protected species' near the application site and the nature of the proposed works, the Council's Ecologist was consulted as part of this application. Upon review of site photos, they were satisfied that the proposal would not result in harm to bats or other protected species, raising no objection to the development subject to the relevant informative being placed on any approval.
- A bat brick and swift nest box have been included in the amended elevation plans, which the Council's Ecologist has agreed would be suitably positioned. Their installation will be conditioned in the interest of seeking a biodiversity net gain and in accordance with policy DM11 (Local Plan 2016-2036),
- There will be no adverse impact upon trees or other natural features worthy of retention, providing that the arboricultural information submitted with this application is adhered to in full. A compliance condition put forward by the Council's Tree Consultant will therefore be conditioned.
- 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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
