

(CFLAC, Changers Ford Local Area Committee, 10/09/2025)

Application Number: H/25/99777
Case Officer: Alexandra Stone
Received Date: 22/07/2025
Site Address: 1 Ionic Close, Chandler's Ford, Eastleigh, SO53 2NR
Applicant: Mr Benali
Proposal: Two storey side and single storey rear extensions following demolition of existing garage (Amendment to previous application H/25/98955)

Recommendation: PERMIT

CONDITIONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 950/02/100, 950/02/101, 950/02/102, 950/02/103 and 950/02/104.

Reason: For the avoidance of doubt and in the interests of proper planning

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. The first-floor en-suite windows on the rear elevation shall either be:
a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
b) positioned at least 1.7 metres above the floor of the room in which they are installed.

Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Notes to Applicant:

In order to minimise the development's impact upon species and their habitats the following is recommended:

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

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

In line with Local Plan Policy DM11 and the NPPF (December 2024), the applicant is encouraged to incorporate biodiversity enhancements. The ecologist has recommended the installation of a bat brick/box and a swift brick/box to provide nesting opportunities for local wildlife. These should be positioned at a suitable height and orientation to maximise their effectiveness.

In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

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Report:

1. This application has been referred to committee because a member of the planning team lives within close proximity. The application is also an amendment to a previous planning permission, which was determined by committee in June 2025.

Site Characteristics and Character of the Locality

5. The property is a two storey, 3no. bedroom, detached house situated within Ionic Close, to the south of Scantabout Avenue. The dwelling has a pitched roof. The property is surrounded by other two storey dwellings of similar designs and materials. The neighbouring attached property has a two-storey side extension, similar to that proposed.

Description of Application

6. The application is for the amendment of previously approved application for a two-storey side and single storey rear extension following the demolition of the existing garage (H/25/98955). The amended scheme seeks to extend the depth of the single storey rear extension by approximately 0.3m to avoid an underground pipe. No other changes are proposed to the original planning permission

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Relevant Planning History

7. H/25/98955 – Two storey side and single storey rear extensions following the demolition of the existing garage

Representations Received

8. None

Consultation Responses

9. Ecology – No Objection
10. Parish – No comments received

Policy Context and Designations Applicable to Site

Within Built-up Area Boundary
Within Established Residential Area

Eastleigh Borough Local Plan 2016-2036

Development Management policies:

11. The most relevant policies are:

Strategic policies

- S1 (Delivering sustainable development);
S2 (Approach to new development);

Development Management policies:

- a. DM1 (General criteria for new development);
- b. DM11 (Nature conservation);
- c. DM14 (Parking).

Supplementary Planning Documents

- i. Quality Places (November 2011);
- ii. Residential Parking Standards (January 2009);

National Planning Policy Framework

12. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

Planning Practice Guidance

13. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

14. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

15. The site is within the urban edge where the principle of development is acceptable, subject to the design details complying with the relevant planning policies.

Design and Appearance:

16. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

17. The proposed rear extension would be approximately 0.3m deeper than the previously approved single storey rear extension. This is a modest increase in its depth and the single storey extension would remain subservient to the main dwelling with materials to match the existing dwelling.
18. The proposed single storey extension would be to the rear of the dwelling and therefore it would not be seen within the streetscene, but would be in keeping with the overall design of the dwelling. The proposal would fit in with the residential character of the locality.

Residential amenity:

19. Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
20. The rear gardens of the neighbouring properties on Corinthian Road are located to the north-west of the site. Scantabout Avenue is located to the north of the site and the rear gardens of the neighbouring properties sit adjacent to the rear and side (north) boundaries of the site. The neighbouring property at no.45 Scantabout Avenue has a garage to the rear of its garden, immediately adjoining the boundary of no.1 Ionic Close.
21. The single storey rear extension would sit in line with the existing extension to the neighbouring property to the south – no.2 Ionic Close. As the extension would be situated next to the garage, to the rear of the garden and in line with the neighbouring property's single storey extension, it is unlikely to cause overshadowing to the immediate neighbours. Similarly due to the separation distances the proposal would not result in any significant overshadowing of any of the other neighbouring properties.

Highways and Car Parking

22. Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no. bedroomed properties. There is sufficient parking available within the driveway.

Ecology

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23. Policy DM11 states that development will be permitted if it doesn't have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network.

24. The Ecology Officer has reviewed the site photos and there are no potential bat roost features. No further surveys are required and no objection is raised. The inclusion of some biodiversity enhancements and methods to minimise the development's impact upon species and their habitats are recommended to be included as informatives on any decision notice.

Sustainability Measures and Climate Change:

25. 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.

26. 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:

27. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

28. 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

29. The proposed single storey rear extension is in keeping with the design of the existing dwelling and the character of the area and will not materially impact the amenity of neighbouring residents or ecology. The proposal is in accordance with the development plan and as such, the application is recommended for permission.

