

DELEGATED OFFICER REPORT

Application Ref: H/25/99797

Site Address: 6 QUEENS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single and two storey rear extensions and rear roof alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Within Character Area - Hiltingbury Road West • Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
• Z/28532/000/00 - Single storey rear extension and alterations to front porch - Permit - 07/10/1985 • Z/28532/001/00 - SINGLE STOREY REAR EXTENSION AND EXTENSION TO FRONT PORCH - Permit - 09/01/1986 • Z/28532/002/00 - Front extension and erection of porch - Withdrawn By Applicant - 03/09/1987 • Z/28532/003/00 - Single storey rear extension - Permit - 08/09/1989 • Z/28532/004/00 - Erection of conservatory - Permit - 21/11/1996 • Z/28532/006/00 - Single storey rear extension and reroofing at rear - Permit - 12/10/1998 • H/20/88991 - Pitched roof alterations and rear and side external finishes amendments - Permit - 03/12/2020 • H/22/93010 - Single and two storey rear extensions and alteration to fenestration - Permit - 14/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation was received from the adjoining property. The neighbour raises concerns regarding the potential loss of morning daylight to five windows located on their side elevation, noting that the previously approved scheme had a lower ground floor roof height which related more closely to the existing fence line and boundary relationship. They also highlight that the extension would be positioned over the route of their main sewer drain and request that this is not compromised during construction.		
Parish Council:	No comments received.		
Ecologist:	I have reviewed the site photos and do not see any potential bat roost features. There is one slightly raised area of lead flashing which would not offer any thermal stability for roosting bats, a small area where the corner of the soffit is slightly lower (not sure if there is a gap) and a gap in the soffit to accommodate the wire for a security lamp which		

	could allow bats to enter the soffit, except that the bright security light would be a deterrent. This area is also above a roof light window and light spill from that window would likely deter bats from using these features.
Tree Consultant:	No arboricultural objection to the proposals.

Site Visit:	Yes ☒	No ☐
Details: 28 th August 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 (Chandler's Ford and Hiltingbury – Hiltingbury Road West)
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Assessment: <u>Site context and surroundings</u> 6 Queen's Road is a two-storey, four-bedroom detached dwelling set within a good-sized plot. The property includes a rear conservatory, a front porch and an attached garage to the front, with a well-landscaped rear garden. Apart from alterations to the roof form of the front porch and garage, it was observed during the site visit that none of the extensions approved under earlier applications have been implemented. The surrounding area is residential in nature, comprising detached dwellings of a similar scale and form within spacious plots. <u>Proposal</u> The application seeks planning permission for the erection of single and two-storey rear extensions together with alterations to the rear roof form. At ground-floor level, the proposal includes a flat roof rear extension replacing the existing conservatory to provide an enlarged living space, with rooflights, bi-folding doors and a full-height window opening to the rear covered area. At first-floor level, a two-storey rear projection is proposed above part of the new ground-floor extension. This would enlarge bedroom 1 to provide a dressing area and Juliet balcony. As part of the proposal, the existing first-floor rear element would be replaced with a pitched, tiled roof forming a rear gable that ties into the main ridge. External materials would comprise buff brickwork with sections of white render, grey standing-seam cladding to the retained flat roof, and grey-framed fenestration to the rear elevations. The agent has submitted an amended elevation plan which introduces a small area of render to the south-east side elevation. As this minor change does not alter the description of development and is not considered to give rise to any additional impact, further re-consultation was not required.

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) 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
 - ii) no healthy mature trees would be felled or likely to be damaged
 - iii) 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
 - iv) the existing building line along street frontages is respected

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 are positioned to the rear and would not be readily visible in the wider street scene, with only limited glimpses between neighbouring dwellings. Accordingly, the effect on the character and appearance of Queens Road would be minimal.
- In design terms, the proposal broadly follows the footprint and massing of extensions previously permitted under H/20/88991 and H/22/93010, bringing together those elements within a single scheme. The first-floor rear projection and ground floor extension are modestly increased in height but remain clearly subservient to the host dwelling. Overall, the proposal reflects an established form and scale of development at the site.
- The external materials are considered acceptable and consistent with the approved palette. The additional area of render to the south-east side elevation is minor and does not materially alter the appearance of the building.

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 directly affected is No. 7 Queen's Road to the south-east, which has several windows on its side elevation. The occupiers are concerned that the proposal would reduce morning daylight to these windows, that the increased height of the ground-floor extension would appear more imposing close to the boundary, and that outlook from their lower ground-floor windows would be adversely affected. In assessing these points, the overall footprint and

massing are consistent with schemes previously approved at the site under H/20/88991 and H/22/93010. The principal difference is the amended roof form, with only a modest increase to the single-storey roof height. Having regard to the separation between the properties, the limited scale of the additional height, and the fact that the neighbour's side-facing windows are not primary habitable room windows, the proposals are not considered to result in an unacceptable loss of light or outlook. Existing boundary treatment and vegetation also help to limit any sense of enclosure.

- With regard to privacy, no side-facing windows are proposed, and the first-floor Juliet balcony does not provide an external platform. Therefore, views would be directed over the applicant's own garden. No additional opportunities for overlooking would therefore arise.
- In relation to No. 5 Queen's Road to the north-west, the proposal introduces additional height only through the new pitched roof to the first-floor rear projection. Given the orientation of the development, this increase in height is not considered to result in an unacceptable impact for the occupiers of No. 5.
- Concerns relating to underground drainage are controlled under separate legislation and are not a material planning consideration.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The site is within an area where there are local records of bats, hedgehogs and toads in the wider surroundings. The Council's Ecologist has reviewed the submitted site photographs and found no evidence of potential bat roost features on the dwelling. A small number of minor gaps were noted in soffits and flashing, but these are unlikely to support roosting bats given the presence of security lighting and light spill from existing rooflights. Therefore, no specific bat surveys are required in this case, subject to the use of precautionary working methods to safeguard wildlife.
- It is further recommended that biodiversity enhancements are secured in line with Local Plan Policy DM11 and the NPPF (December 2024). Suitable measures would include the installation of a bat box and a swift nest box on the dwelling, positioned in accordance with best practice guidance.

Trees and landscaping

- The site is subject to Tree Preservation Orders covering trees within the plot. The Council's Tree Consultant has reviewed the proposal and confirmed that the development would not result in harm to protected trees. Accordingly, no arboricultural objection is raised.

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 not increase the number of bedrooms within the dwelling, which remains as four. As such, the parking requirement for the property is unchanged. Sufficient on-plot parking is retained within the existing driveway to meet the standards set out in the Council's Residential Parking SPD.

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 ☐