

DELEGATED OFFICER REPORT

Application Ref: H/25/100005

Site Address: 4 HOCOMBE PARK CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5PT

Case Officer: Alexandra Stone

Description: Addition of two storey and single storey rear extensions

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders - Southern Water Sewers – Surface Water		

Planning History?	Yes ☐	No ☒
No Relevant History		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objections</u> There has been two objections to the application which include the following points; - Proposed balcony/terraced area causing overlooking into the neighbouring properties - Devaluation of properties - Screened terrace would be intrusive within Conservation Area - Screening will not be high enough to limit overlooking - Second kitchen effects their bedroom and living areas with fumes and smells and extractor noise. - Blocking views from property - Doubling size of house - Little indication of proposed use - Impacts on views and damage to trees on Hocombe Mead Nature Reserve - Parking issues - Concerns on construction vehicle parking and materials stored - Concerns of subsidence <u>Officer comment:</u> Planning matters raised such as visual impact, residential amenity, pollution, ecology, parking and construction impacts are considered in the body of this report. The devaluation of property and subsidence matters are not material planning considerations and fall outside of the scope for the planning assessment of this application.		
Parish Council:	No Comments Received		
Tree Officer:	No Objection subject to condition		
Ecologist:	No Objection		
Southern Water:	No Response		

Site Visit:	Yes ☒	No ☐
Details: 29/09/2025		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Proposal:

The application is for a two-storey rear extension and a single storey rear extension. The two-storey extension will measure approximately 5.1m in depth by 12.3m in width and the single storey measures approximately 2.3m in depth by 3m in width.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character and Appearance

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

The two-storey dwelling is situated towards the end of the Close of Hocombe Park Close, to the south of Hocombe road.

The property sits on sloped ground, lowering to the rear garden. The property benefits from a large driveway with attached garage and good boundary treatment with high hedges and trees.

The proposal includes a modest single storey rear extension to the existing garage and a two-storey rear extension. The ground floor extension would be sited on lower ground to the dwelling due to the sloping landscaping. The second storey of the extension would sit to the same level as the existing ground floor of the dwelling.

As the proposals relate to the rear of the dwelling, it is unlikely to be noticeable from the front of the property, furthermore the property is to the end of a small close so the additions are not likely to be intrusive within the wider streetscene.

- The design of the two and single storey rear extensions are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Based upon the above assessment the proposed extensions are considered to have an acceptable impact on the character and appearance of the existing dwelling and immediate surroundings in accordance with policy DM1 of the Local Plan and design guidance set out in the QP SPD

Residential Amenity

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.

The property benefits from a large garden with good boundary treatment with high hedges and good spacing between the neighbouring properties. As such, the proposed side windows are unlikely to cause overlooking to the neighbouring properties. With addition of the two-storey extension and good spacing, it is unlikely to cause overshadowing. The proposed two storey extension would sit to the existing ground floor and sits on sloped ground. The plans show that there will be obscured glazing to the sides of the terraced area. This will be 1.8m high which would be above average head height therefore it is unlikely to cause overlooking.

- 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.

Highways and Car Parking

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. The property has an integral double garage and a large driveway with ample space for at least 2no. number spaces, giving a total of at least 3no. parking spaces, meeting the requirements set out in the Parking Standards SPD.

Other material considerations

There are comments made by residents regarding kitchen activity. As this is a residential dwelling, it is unlikely to cause excessive fumes, smells and extractor noise. There are also concerns on construction vehicles parking and materials stored. The property has a large driveway and a double garage which could accommodate these with unrestricted parking within the small close.

- 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; (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 ☐

Comments ...