

DELEGATED OFFICER REPORT

Application Ref: H/25/100007

Site Address: 3 THE TANYARDS, CHANDLER'S FORD, EASTLEIGH, SO53 1TJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor side extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	There are records of bats very close to this site. I don't see any potential bat roost features in the photos of the house available on Google maps. There are also records of hedgehogs nearby. Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to 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.		

Site Visit:	Yes ☒	No ☐
Details: 15 th September 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 Character Areas - North Miller's Dale)

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Assessment:

Site context and surroundings

The application site comprises a two-storey, four-bedroom linked-detached dwelling located on the northern side of The Tanyards. The property is linked to 2 The Tanyards by a single-storey garage structure. The dwelling sits slightly above the road level, with a sloping driveway providing access to the front garage. The rear garden is mainly laid to lawn with a paved patio area.

The site lies within the North Millers Dale residential area, a development constructed in the 1980s. The estate displays an urban village character with cul-de-sac layouts. The surrounding dwellings are predominantly detached and linked-detached houses of similar scale and form.

Proposal

The application seeks planning permission for the erection of a first-floor side extension above the existing ground-floor utility and kitchen. The proposed extension would provide additional accommodation comprising a bedroom and an en-suite.

The extension would feature a pitched roof set down slightly from the main ridgeline and set back from the front elevation to appear subservient in form. The proposed external materials, including facing brickwork, roof tiles, and fenestration, would match those of the existing dwelling.

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 (North Miller's Dale) which provides the following guidance on developments and that they should ensure that:
 - i) the open areas, greens and network of footways are retained.
 - ii) the open plan character of the locality is retained.
 - iii) the quality of the design, layout and materials used in any new buildings or extensions reflect the character of, and are in proportion to, the existing development.

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 first-floor side extension would be proportionate in scale and sympathetic to the design of the host dwelling. Its subservient roof form and set-back front elevation would ensure that the addition does not dominate the existing building.

- The use of matching materials, including brickwork, roof tiles, and fenestration, would further help to integrate the extension with the appearance of the existing dwelling.
- While the proposal would reduce the visual gap between Nos. 2 and 3 The Tanyards, a degree of separation would be retained, maintaining the sense of openness between the two properties. The resulting relationship would not appear unduly enclosed or overdeveloped.
- Although visible from the public realm, the proposed extension would be in keeping with the character of the surrounding built form within North Millers Dale, where similar first-floor side extensions are present. Therefore, the proposal would not appear visually intrusive or out of keeping with the established pattern of development.

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 proposed first-floor side extension would be positioned adjacent to 2 The Tanyards. Given its siting, scale and the separation distance between the two dwellings, it is not considered to result in any unacceptable loss of light or overbearing impact to the neighbouring property.
- The proposed rear-facing window would serve an en-suite and can be conditioned to be obscure glazed and non-opening below 1.7 metres from the internal floor level to protect the privacy of adjoining occupiers. There are no side-facing windows proposed, thereby avoiding direct overlooking between properties.
- The front-facing window would look towards the street, which is already open to public view, and therefore would not give rise to any additional overlooking or loss of privacy.

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.
- There are records of bats in the vicinity, and the Council's Ecologist was therefore consulted as part of the application. It has been confirmed that there are no apparent features on the existing dwelling that would provide potential roosting opportunities. As such, no further surveys are required.
- Records of hedgehogs have also been identified nearby. To minimise harm to wildlife, the Ecologist has advised that any excavations or open pipes should be covered overnight or fitted with escape ramps to allow animals to exit safely if they fall in.
- In accordance with Local Plan Policy DM11 and national guidance, biodiversity enhancements are required. The installation of a bat box and a swift nest box on the dwelling would represent appropriate measures to support local biodiversity.

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 result in the loss of any existing on-site parking spaces, with the garage and driveway remaining available for vehicle parking.
- The development would not increase the number of bedrooms, as one of the existing bedrooms would be relocated to the new extension and the former bedroom converted into a dressing area. Accordingly, the proposal would not adversely affect the existing parking arrangements.

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 ☐