

DELEGATED OFFICER REPORT

Application Ref: H/25/100039

Site Address: 159 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 5BY

Case Officer: Charlie Vallis

Description: Single storey front extension with porch; single storey rear extension to existing attached garage.

Particular Site Constraints?	Yes ☐	No ☐
- Within the urban edge - Tree Preservation Order(s) (118-E; 252-E) - Rear of site is within Flood Zone 2		

Planning History?	Yes ☒	No ☐
F/10/66840 – First floor front extension, alterations to porch and widening of garage to include new roof – Permit – May 2010		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter of support received from a neighbour at 161 Kingsway: We think the proposed plans are very much in keeping with housing designs in the local area and will be a lovely addition to the house.		
Parish Council:	No comments received		
Ecology:	<u>29/9/25 (following review of site photos):</u> - There are some lifted roof tiles which could have potential for roosting bats near the front facing gable end at the left of the front door, but these would not be affected by the proposed single storey extensions. - Further surveys will not be required. <u>22/9/25:</u> - A precautionary working method must be used to prevent harm to wildlife that could be using this site. - Biodiversity enhancements will be required in accordance with Local Plan policy DM11 and NPPF (Dec 2024) paragraphs 187d and 192b. A bat box and a swift nest box may be appropriate for this building.		
Tree Officer:	<u>22/9/2025: No arboricultural objection</u> Despite the relatively close birch tree - located in the neighbouring property – we do not consider that the tree is under significant threat from the impact of the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 13.10.2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas – Kingsway).

Assessment:

Policy and principle:

- 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.
- Relevant policies include policy DM1 of the Local Plan (2016-2036) which, amongst other matters, sets out that development should not have an unacceptable impact on the residential amenity of both new and existing residents, and the character and appearance of urban areas. Development should also take full and proper account of the context of the site including the character, appearance and land uses of the locality, through its mass, scale, layout, density, design, and siting.
- As outlined in the Quality Places SPD, generally only modest front extensions which are in-keeping with the character of the existing house will be allowed, with the design and appearance of the fronts of houses and distances from the street important in defining the character of residential areas.

Site and surroundings:

- Located towards the north-east of Kingsway, the application site contains a large two-storey detached dwelling, set back from the road behind a front garden with a driveway either side.
- The surrounding area consists of large detached dwellings positioned on generous plots, with distinct variation in their frontages.

Design and layout:

- Given their single storey nature, the proposals would remain subservient to the application dwelling. The proposal would not extend beyond the front wall of the dwelling and, as such, would not interfere significantly with general pattern of properties along this section of Kingsway.
- The proposed form of the extension and front porch canopy would remain in keeping with the built forms present in the locality – where a range of extensions, roof forms and varied frontages were noted during a site visit. The proposals would therefore sit comfortably within the street scene.
- The proposed works would not result in overdevelopment of the site, with the site retaining ample amenity space. The application does not propose any additional bedrooms or impact upon current parking to the site; current parking would therefore not be affected.
- The development is considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD in that the proposed front and rear extensions would be appropriate in form, scale and appearance to the host dwelling and its locality.

Residential amenity:

- Due to its scale and positioning, the proposed front extensions would not significantly impact the light and outlook received by neighbouring properties. Its windows would also face the public realm, where overlooking is accepted and expected.
- Similarly, although on the boundary with no.161 Kingsway, the proposed rear extension would not significantly reduce the light and outlook received by this neighbour. Its modest height and significant distancing are such that it would not have an unacceptable impact on neighbouring habitable rooms or garden areas.
- The orientation of additional windows to the garage and to the rear of the main house would not create overlooking concerns, particularly given that they are at single storey level and would be screened by boundary treatment and the extended garage.

Other matters:

- Upon review of site photos, the Council's ecologist was satisfied that no surveys would be required. Enhancements were suggested in the form of a bat and swift brick / box, and the potential of a wildlife pond discussed during the course of the application. These enhancements will be included on the decision notice as informatives.
- Precautionary working methods to protect local wildlife were also recommended and will be included on the decision as an informative.
- As confirmed in consultation with the Council's tree consultant, 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 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 ☐
Comments ...		