

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/100031

**Site Address:** 38 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3BZ

**Case Officer:** Charlie Vallis

**Description:** Construction of two storey front/side extension, with covered front porch and all associated works.

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| <b>Particular Site Constraints?</b>                                                                                                                                                                                        | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Tree Preservation Order (73-H) covers area adjacent to application site</li><li>• SGN Medium Pressure Pipeline close to eastern boundary</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                              | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Z/34847/001 – Construction of single storey rear extension and alterations to patio – Permit – Nov 1997</li><li>• Z/34847/002 – Addition of rear conservatory following demolition of existing conservatory – Permit – Dec 1998</li><li>• F/04/51458 – Construction of side extension with cat slide roof and rear conservatory – Refuse – Aug 2004</li></ul> |                                                |                                    |

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| <b>Publicity:</b>                 | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                      | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:                  | None were received                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Parish Council:                   | No comments received                                                                                                                                                                                                                                                                                                                    |                                             |                                           |
| Ecology:                          | There are records of bats near this site, however no potential bat roost features were noted in photos of the house available on Google maps. A bat box and a swift nest box may be appropriate enhancements.                                                                                                                           |                                             |                                           |
| Tree Officer:                     | No arboricultural objection                                                                                                                                                                                                                                                                                                             |                                             |                                           |
| Line Search Before U Dig (LSBUD): | Toob Ltd, Scotia Gas Networks & Scottish and Southern Electricity Networks were identified as having assets close to the application site. Each provider provided information in relation to the location of their assets and advice around working in the proximity of underground pipes/cables (responses dated 26/9/25 and 29/9/25). |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 21.10.2025 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                     |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                     |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Hedge End, West End & Botley Character Area Appraisals (HEWEB 3).                                       |

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| <b>Assessment:</b>                                                                                                                                                                                                                         |
| <u>Policy and principle:</u> <ul style="list-style-type: none"><li>• 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</li></ul> |

nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan a supplementary planning guidance.

#### Site and surroundings:

- The application site is located on the western side of Chalk Hill, close to its junction to Clifton Gardens. The site contains a detached dwelling with a two storey gable projection to the front; set back from the road behind a front garden, with a driveway running to its north.
- The surrounding area consists of mix of two storey and single storey detached dwellings with variation in their appearance and layout.

#### Proposal:

- The proposed development consists of a two storey front extension, filling in a space over its steps and patio to the front corner of the building
- Following a site visit, the roof pitch appeared shallower than shown on the submitted drawings. Amended plans were therefore submitted to address this.
- Amendments were also sought to the design, setting back the front wall of the extension slightly and demonstrating that 3no. car parking would be feasible to the front of the property.
- Due to the small scale of amendments and lack of any additional material impacts, further consultation was not deemed necessary in this instance.

#### Design and layout:

- The design of the proposed extension is suited to the locality in terms of its form, scale and appearance and follows the lines and styling of its host dwelling.
- The proposal is no further forward than the front gable projection, and does not increase the ridge height. The proposal would therefore sit comfortably within the pattern and layout of properties along Chalk Hill.
- The amended plans allow the main building to retain some dominance, and retain the brick detailing to the eaves of its gable end.
- The design of the proposed porch echoes the properties bay window and is suited to the host dwelling.
- The proposals would not represent overdevelopment of the site, with its rear amenity space retained. There is also space on the front drive to accommodate 3no. car parking spaces if necessary, in line with its increased requirements under the Parking Standards SPD for a 4-bed dwelling.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate scale, design and layout.

#### Residential amenity:

- The neighbour most likely to be affected by the development would be no.36 Chalk Hill which sits directly to north of the site of the proposal.
- As there is two driveways of width between the properties, and due to the orientation and positioning of the proposed development, and dual aspect of neighbouring rooms, the extension is unlikely to result in significant loss of outlook to neighbouring habitable rooms.
- In terms of overlooking, although two ground floor side facing windows are proposed, this is not considered to represent a significant change from the existing arrangement. There continues to be sufficient distance between windows, whilst their arrangement on the public side of the property is already open to a degree of overlooking.
- Given that these side windows would serve rooms of ancillary use, with the larger of the windows sitting beyond the opposite neighbouring window, they are unlikely to result in unacceptable overlooking.

- The first floor side window serving an en-suite will be conditioned as obscure glazed and top-opening to prevent unacceptable overlooking to neighbouring windows.
- The development is therefore 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.

Other matters:

- As confirmed by the Council's ecologist, the development is unlikely to result in adverse impacts on protected/priority species. The applicant will be made aware of their responsibilities and required precautions in undertaking the works, as well as the recommended biodiversity enhancements.
- 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.
- Where relevant, informative will be included in relation to nearby underground assets identified through LSBUD.
- 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:**

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| Recommendation: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...    |                                                   |                                        |