

DELEGATED OFFICER REPORT

Application Ref: H/25/100076

Site Address: 89 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FD

Case Officer: Charlie Vallis

Description: Two storey side extension following the demolition of the existing garage. Additional demolition of existing porch and erection of new oak frame porch.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Order (7-E)		

Planning History?	Yes ☒	No ☐
• Z/05981/001 – Single storey rear extension – PERMIT – Aug 1987 • Z/05981/002 – Erection of garage – WITHDRAWN – Jan 1989 • Z/05981/003 – Two storey rear extension & erection of garage – PERMIT – Mar 1989 • Z/05981/004 – Erection of garage – PERMIT – Feb 1989 • Z/05981/005 – Addition of pitched roofs to replace existing flat roofs – PERMIT – Jun 1997 • Z/05981/006 – First floor rear extension with dormer – PERMIT – Jun 1999 • F/14/75437 – Single storey rear extension – PERMIT – Dec 2014		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Officer:	There is a significant tree to the front of the application property. Having read the submitted arboricultural information, we are satisfied that, subject to compliance, the tree should not be significantly impacted.		
Ecology:	This house is a confirmed bat roost. There are also records of hedgehogs nearby. The hedges proposed to be reduced would provide good habitat for nesting birds and might be used by hedgehogs for foraging or shelter. I have reviewed the bat survey report by Vesper Conservation and Ecology (August 2025). I am satisfied with the proposed mitigation. Due to the location and type of proposed disturbance this mitigation will avoid the need to obtain a European Protected Species Mitigation license from Natural England. - The mitigation can be conditioned and must conform with the working method outlined in the report. Photographic evidence of the installed bat tiles must be provided at the end of the works. A precautionary working method must be used to prevent harm to wildlife that could be using this site. Biodiversity enhancements will be required in addition to the required mitigation in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.		

Site Visit:	Yes ☒	No ☐
Details: 17.10.25		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Chandler's Ford & Hiltingbury Character Area Appraisals (Kingsway).

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.

Site and surroundings:

- The application site is located on the eastern side of Kingsway in an area of predominantly detached properties set on sizeable plots, similar in style but with each building retaining some individuality.
- The site contains a two-storey detached four-bedroom dwelling, set back from the road behind a hedgerow and gravel driveway, with an attached garage to the south.

Proposal:

- The application proposes a two storey side extension following the demolition of an existing attached garage, and a new front porch. The former would accommodate an additional bedroom at first floor level and an enlarged garage at ground floor.
- It should be noted that there was an error in the published proposal description, which incorrectly referenced a 'Single storey rear extension' as well as the other proposed works. As this incorrect reference was within a description which accurately described the rest of the works this is not considered to have prejudiced any third parties in their engagement with the consultation process. Re-consultation was therefore not deemed necessary in this instance.
- A slight inaccuracy in the submitted existing and proposed elevation plans was also noted. Corrected plans have been submitted accordingly.

Design and layout:

- Set back from the front wall of the property and set down from its main ridge-line, the proposed side extension would be a subservient addition to the host dwelling.
- Given the range of extensions present in the surrounding area, coupled with screening from mature vegetation and a hedgerow to the front, the proposal would be well-integrated within the street scene.
- The proposed roof design and use of materials on the side extension appear in keeping with the host dwelling and other properties along Kingsway.
- The proposal would not be an overdevelopment of the site, retaining sufficient amenity space and continuing to meet the requirements under the Parking Standards SPD for a 4+ bedroom property – with 3no. car parking spaces available to the front drive.
- The proposed front porch would not be an overly prominent addition to the street scene and would sit comfortably in the locality, where front porches similar in style were noted.

- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the proposed side extension and front porch are suited to the host dwelling and its locality in terms of their form, scale and appearance.

Residential amenity:

- The proposals are positioned so as not to significantly impact adjacent properties.
- Although close to the boundary with 87 Kingsway, the nearest window on this property facing the proposed side extension is understood to serve a landing. As such the development would not interfere significantly with the light and outlook received by neighbouring habitable rooms.
- Any additional windows are rear or forward facing and as such do not pose any significant privacy concerns.
- The development is therefore considered to accord with the 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:

- In consultation with the Council's tree consultant, provided that works are carried out in accordance with the submitted arboricultural information there will be no likely adverse impact upon trees or other natural features worthy of retention.
- Similarly, despite the building being a confirmed bat roost, in consultation with the Council's ecology officer, the mitigation and working methods outlined within the submitted bat survey report would be acceptable and will be conditioned.
- The recommended additional biodiversity enhancements will be included on the decision as informatives, as well as the applicant's responsibilities in relation to protected and priority species.
- 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 ...		