

DELEGATED OFFICER REPORT

Application Ref: H/25/100162

Site Address: 62 DEVON DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 3GH

Case Officer: Gina Aftanas

Description: SINGLE STOREY REAR EXTENSION TO DWELLING

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats noted in the area 1000 year extent surface water nearby Character Area Appraisal ELAC 27		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Z/37948/000/00	Single storey side extension	Permit – 14/08/2001

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/11/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"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."</i>

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 Appraisal ELAC 27. <u>Character Area Guidance</u> - Retain/reinforce the semi-mature broadleaved tree planting. - Maintain a uniformity in building heights within each street.

Proposal:
This application seeks approval for a single storey rear extension. The proposed extension features a flat roof design measuring approximately 6.3m in width, 3m in depth and 2.76m in height with a singular roof light and doors leading to the rear garden.

Assessment:
<u>Principle</u>

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

Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located on the western corner of Devon Drive, east of Bournemouth Road in Chandlers Ford. The property is set back from the road by way of a paved driveway, and the rear is fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature featuring different style house-types.

Character and Appearance

The design of the extension is suited to the host dwelling in terms of its form, scale and appearance by use of a single storey, flat roof design and matching materials. The proposed flat roof design complements the established character of the area, reflecting the existing flat roof extensions within Devon Drive. Due to the siting of the extension and positioning of the neighbouring dwellings, it is not expected to be seen from the street scene.

The development would not be an overdevelopment of the site as plenty of amenity space would be retained with the development in place and as such, the proposal is considered to be in compliance with Policy DM1 and Character Area Appraisal ELAC 27.

Residential Amenity

Due to the modest size, lack of side elevation windows and single storey, flat roof design of this proposal, it is unlikely that either neighbour will be negatively affected in terms of privacy, outlook or light.

The property most likely to be affected is number 64 Devon Drive, as the eastern elevation of the proposed extension is located along the shared boundary. However, the extension projects only 3m from the rear of the dwelling and is positioned to the west of number 64. With no windows proposed on this side and given its single-storey height, the development is not expected to adversely impact on the neighbouring property in terms of privacy, outlook or light.

The neighbour at number 60 Devon Drive is sufficiently distanced from the proposal with an existing structure providing additional screening and ensuring no adverse impact.

The development 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.

Ecology

The Council's Ecology Team were consulted on this application due to the presence of bats, great crested newts, and hedgehogs within the site area. Following a review of the proposals and a site assessment, the team found no suitable habitat features for amphibians or hedgehogs and no potential bat roost features. Therefore, they have raised no objection to the proposed porch extension, subject to the inclusion of the following informatives within the decision notice.

- A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp. No fires can be lit on site. Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and

fuels must be stored carefully and away from potential wildlife habitat. Any animals found on site should not be handled but be allowed to move away to a place of 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. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. ([https://www.bats.org.uk](https://www.bats.org.uk/our-work/putting-up-your-box) › our-work › putting-up-your-box). Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Other Material Considerations

- 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐