

DELEGATED OFFICER REPORT

Application Ref: H/25/100214

Site Address: 1A CUCKOO BUSHES LANE, CHANDLER'S FORD, EASTLEIGH, SO53 1JW

Case Officer: Charlie Vallis

Description: Conversion of existing attached garage to habitable and installation of log burner flue

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Order(s) – 285-E; 58-H		

Planning History?	Yes ☒	No ☐
- EAB0565300000 / EAB0565300100 / EAB0565300200 – Erection of bungalow – Approve – Sep 1967 / Apr 1968 / Jun 1969 - Z/38737/000/00 – Alterations and extensions to roof to form two storey dwelling with front and rear dormer windows – Permit – May 2002 - Z/38737/002/00 – Single storey side extension – Refuse – Feb 2004 - F/04/52394 – Erection of attached garage – Permit – Dec 2004 - F/07/61346 – Conservatory to rear – Permit – Dec 2007 - F/10/67144 – First floor extension above existing garage – Permit – Aug 2010		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3no. letters of objection received from neighbours & local residents: Neighbour at 45 Pine Rd (sits to the rear of application site): - We object to a log-burner flue being installed on the house next to ours. The smoke would blow over our house and garden spreading an unpleasant smell and polluting the atmosphere. Would impact our enjoyment of our garden, ability to hang out washing and open our windows. - We are also concerned about the health risks to the wider neighbourhood. According to research reported in The Times on 23rd October, wood-burning stoves aggravate health conditions such as asthma and contribute to 2490 deaths per year. - We hope that Eastleigh Borough Council will follow government guidance and reduce the usage of wood-burning stoves. Resident of 38 Morley Gdns: - The council has rightly repeatedly sent communications to householders concerning the health impact of log burners. Applications to install new log burner flues seem incompatible with the councils work to reduce pollution from log burners. There has been an increased use of log burners in the local area and the pollution from these has become a nuisance and health concern to other residents. Resident of The Dorset, 3a Laidlaw Gardens: - Too many garages are being converted to habitable spaces. Most houses will have a minimum of two cars per household nowadays. - Additional family cars are now on the already congested roads. - Questioned how cars would enter/exit driveway in a forward gear.		
Parish Council:	No comments were received		
Environmental Health:	In relation the installation of a log burner, we have no comments on air quality as this will be regulated by Building Control. Best practices are assumed to be followed during installation/operation of the unit. Additionally, the Council's website has some information regarding		

	burning wood. We raise no objections in terms of contaminated land, air quality and noise, subject to best practices during construction and installation/ operation of the log burner.
Tree Officer:	There is a large, protected tree to the front of the application dwelling. However, the proposed work should not impact the tree or the amenity it provides. Therefore, we raise no arboricultural objection .
Southern Water:	No objections

Site Visit:	Yes ☒	No ☐
Details: 30/10/2025		

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, DM8, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The proposed development consists of the conversion of an existing attached garage and the installation of a log burner flue to the front of the property. The development is considered acceptable and complies with policies DM1, DM8, 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 within the adopted local plan and supplementary planning guidance.

Garage conversion:

- The proposed garage conversion would be suited to the host dwelling in terms of its form, scale appearance and would sit comfortably within the wider street scene.
- Planning approval under F/04/52394 included the following condition: *"The garage shall not be converted to living accommodation without the prior written consent of the Local Planning Authority. Reason: In order to provide adequate on-site car parking"*.
- Householder permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, for garage conversions, would therefore not apply to this proposal.
- Given the wording of the above condition, the main consideration in the assessment of the garage conversion would be its on-site car parking provision.
- As shown on the provided site plan, there would be sufficient space on the driveway to accommodate 3no. on-site car parking spaces, above the requirements under the Council's Parking Standards SPD for a 3-bed property of 2no. car parking spaces.

Installation of log burner flue:

- Although to the front of the property, the set-back position and modest scale of the proposed flue is such that it would not be overly prominent from the street scene.
- In consultation with the Council's environmental health team, the log burner flue would be considered acceptable, with standards for its installation and operation regulated by

Building Control. A note will be added directing the applicant to further information regarding the burning of wood and air quality.

- It is understood that a log burner flue could be installed on this property under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class G, however the proposed flue deviates from this legislation due to its height being marginally above highest part of the roof. This therefore forms a material consideration in the assessment of this application. Its minor extension above roof ridge height is not considered to result in any significant additional impacts.

Residential amenity:

- Owing to its scale, the development would accord with policy DM1 and 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:

- There will be no adverse impact on 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; (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 ☐
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Comments ...
