

1810_L02_Rev0

The Planning Inspectorate
3rd Floor Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir/Madam,

Re: Planning Appeal – 37 Park Road, Chandler’s Ford, SO53 1ET (H/25/99901)

1. Introduction

This appeal is submitted on behalf of the applicant in response to Eastleigh Borough Council’s refusal of planning application H/25/99901 for the demolition of a garage to alter and extend a bungalow at 37 Park Road in Chandlers Ford.

Specifically, the alterations to the dwelling included:

- Rear infill extension to replace the footprint of the existing conservatory
- Full length side extension along the north elevation
- New raised roof (0.97m in height at ridge) with two front-gabled dormers with slate-effect tiles
- Internal alterations to accommodate the family’s needs

The Planning Officer did not raise any concerns while the application was still pending until after our second attempt to obtain a status update was made by us. A reply was provided two business days prior to the application’s 8-week deadline. Although we had provided a few nearby examples of precedents within the area, of other larger extensions to sides and roofs of bungalows, the application was refused on the reason below with an additional note in the decision notice as follows:

Reason for refusal: The proposed extensions and alterations, by reason of their form, scale and design and its prominent siting, would represent a significant departure from the prevailing pattern and rhythm of development along this part of Park Road, creating an extended dwelling which would be incongruous to the street scene and would have an adverse impact on the character and appearance of the surrounding area. As such, the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036] and the ‘Quality Places’ SPD [2012].

Note to Applicant: The application was refused following the assessment of the following plans: 1810-P-01 and 1810-P-02. In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes **a positive approach** to the handling of development proposals so as to achieve, whenever possible, **a positive outcome and to ensure all proposals are dealt with in a timely manner**. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan, and **the planning harm was unable to be resolved in a timely manner**. (N.B.: Bold type our emphasis.)

It is of our opinion that the proposal had not demonstrated the significant and adverse impact to the surrounding area to support the reason for refusal. It is also worth noting that in this example the LPA had not provided sufficient notification for our client to resolve or address the objection for consideration (or an opportunity to withdraw the application as an option). Although we recognise the 'note' to the decision is not the 'reason for refusal', the note is erroneous as the LPA did not provide the opportunity to any resolution or reduction which could have been provided if earlier engagement was offered or within a reasonable agreed extension of time.

2. Background

Many dwellings on Park Road, and the wider area, have in recent years been remodelled into chalet bungalows with crown tops and front gable features, for example at dwellings No's.20 and 27 Park Road (images provided later within this document). The proposal's design is similar in this regard in that it wishes to preserve the overall bungalow aesthetic whilst offering modernised accommodation. The 0.97m ridge increase remains comfortably below the ridge height of two-storey houses further along the road and immediately opposite.

The planning application's details had considered what would be required for the long-term use of a family dwelling, including space for homeworking and visits from aging relatives. It is considered that the submission was a considerate design that would assimilate with the other materials and designs within the area without encroaching upon residential amenities. (See Annexe A for existing photos of the site and wider area.)

3. Grounds for Appeal

3.1 Reason for Refusal

The refusal cites Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places SPD (2012).

Policy DM1 is made up of a number of parts, and only part of DM1 is understood to apply to this particular application's reason for refusal, namely that the site does not accord with DM1(c) "*... the context of the site including the character, appearance and land uses of the locality ... and be well integrated in terms of mass, scale, layout*".

Within the Officer's report (attached within Annexe E), it is therefore understood that the proposal does not result in a harmful impact on residential amenities, biodiversity and heritage assets, and makes efficient use of the site, in accordance with DM1(a) and DM1(b). Parts DM1 (d)-(k) are not relevant to this application, so it is understood that the refusal is on the basis of DM1(c) only.

3.2 Application of Planning Policies (similar sites)

Planning precedent in the area has allowed for similar developments, and the LPA failed to communicate or engage with us on how this proposal causes harm beyond what is typically expected in residential extensions. Nearby examples are as follows (and noted within Annexe B):

- 20 Park Road (reference F/16/79154), located across the road (west) from no.37, is a replacement dwelling that has a similar design and footprint as the alterations

proposed at no.37. The dwelling extends almost full width toward the boundary and similar height as its adjacent extended dwelling (no.18, south) with front-facing dormers. There have been a number of attempts and versions of the dwelling (and even an unsuccessful appeal), but the approved version is understood to have mitigated its former impact to neighbour amenities. The Planning Officer's report stated in its character assessment of other extended dwellings, *"Whilst these two storey houses are noted it is still considered the dominant appearance of the street is that of single storey bungalows and chalet style bungalows and conversions"*, and proceeded with an approval of the replacement dwelling.

Relevance to this appeal: The proposal at No.37 will result in an extended chalet-style bungalow as per the area's description without any harmful neighbouring impacts and any assessment should have had a consistent conclusion as other approved developments.

- The bungalow at 27 Park Road (reference H/21/91593) is currently undergoing extensions for raising the roof with dormer windows and 2-storey side and rear extensions. The finish is of a light render with grey concrete tiles which does not accord with the local area's brickwork material finishes. The approved drawings had been amended within the active application. Without versions noted, it is assumed the amendments were for clarification or changes in order to proceed to an approval. The final result is a larger scheme than this applications proposal, with 2-storey extensions full width of the site including larger front-facing dormers. While no Officer's report had been published, the result is very much far removed from any other dwelling in the area in terms of design, materials, massing and scale.

Relevance to this appeal: The dormers that have been approved within this scheme are larger than the proposal at No.37, which the officers report deemed as 'overly large' dormers.

3.3 Material Considerations

- Established Permitted Development Rights:
 - Various extensions could be built under Class A permitted development to no.37. In particular, a north side extension could be built close to the boundary if the extension does not extend forward of the principal elevation, retains the eaves height, does not exceed 3m in height, and remains half the width of the original dwelling. An additional rear extension could be added to what was previously the original part of the rear of the dwelling as well. These building works would provide some additional living space to the owners that may result in closer development to the north boundary, and designed with a flat roof. We acknowledge that any extension under permitted development would perhaps allow more reasonable space for family living as a fall-back position, but a flat roof extension would not provide a visually acceptable design compared to the refused chalet roof design.
 - There have been examples of acceptable Class AA permitted development alterations within Eastleigh Borough Council as well. The changes to the legislation within the GPDO as well as the NPPF encourage sustainable

extensions where reasonable, without the complicated delays that sometimes can occur within formal planning assessments. With the application site, the owner wished to provide a well-thought-out design comparable to other upper floor extensions in the immediate area rather than build the permitted fall-back extensions, which notably could result in a full additional storey being added.

- Impact on Neighbours:
 - The nearest neighbour No.39 had raised several concerns during the publicity period. However, the Planning Officer acknowledged that the proposal would not have any significant impacts to any neighbouring amenities and accords to the Quality Places SPD.
 - Adverse Impact upon the Character and Appearance of the Area:
 - The Planning Officer's report lists a number of concerns with the proposal in this part of the assessment.
- I. **The extensions would not be suited to the host dwelling, or it would not sit comfortably within Park Road.** In our assessment it is noted that the dwelling is more in line with the adjacent Kings Road (south), giving no.37's position a bit of a skew compared to the adjacent dwellings north nos.39-45 that have all been positioned more linear and originally built along their most southern boundaries. No.37's western and southern elevations are more prominently visible along the junction, and the proposal maintains its position and open gap along Kings Road and Park Road. The use of 'comfortable' in this example is an interpretation used often in planning considerations, but we question if the use in this case represents the level of detrimental harm for the reason for refusal. The proposal has been designed to consider the visual impact upon Kings Road where the dwelling's entrance is positioned, as well as the Park Road aspect. Dwellings positioned within corner plots should enhance the visual impact of the wider area, and the proposal maintains the visual gap within the corner while providing two active frontages.
 - II. **Raised roof design (by 0.97m) and its steeper roof pitch and overly large front dormers.** The proposed street scene demonstrates that the roof is designed with a similar eaves height, and similar pitch angles. What is also noted within the street scene is the ground level change of no.37 being slightly lower than the adjacent no.39. The Officer's comment on the ridge angles implies an extreme variance from the existing, similar to what was approved in no.27 that extends side gables with a small, clipped roof above. The Officer commented on the overly large front dormers as well, and not consistent with the other dormer forms in the area. No.27's front dormers are larger than what is proposed in the application, so there is inconsistency applied to the roof form of the assessment.
 - III. **Reduction of the existing gap toward no.39.** There are many examples of full width building works in addition to the two precedent cases, and the

gap could be filled to some degree under permitted development. The relationship between No.33 and No.35 Kings Road, immediately south of the proposal site is an obvious example. The proposal's roof form slopes away from no.39, therefore maintaining some visual gap, but gaps are not always consistent within Kings Road or Park Road.

- IV. **The form, scale and massing were unacceptable and would not be well integrated.** We have provided mocked drawings demonstrating 3D visuals of how the proposal does not demonstrate the level of harm implied within the decision. (Please see mock up 3D photos in Annexe C.)
- What is also listed as an objection to the area's character is within the Chandlers Ford Parish Council comment. The Parish specifically objected to how the proposal is built forward of the building line along Park Road. However, the front building lines are staggered and there are examples of projections forward of the primary elevations, such as within no.41. The proposal had maintained its primary front elevation but with a partial front projection. As there is no exact building line along Park Road, it is not reasonable to consider this as a harmful impact to the area's character. (Please see Annexe D with building lines demonstrated.)

3.4 Procedural Grievances within the Planning Application Process

- Proactive Engagement
 - This application assessment had complied with the statutory procedures of validation and timing of publicity and comment. Some comments of objection (all from one neighbour) and one in support were received from the members of the public. No significant issues were raised from consultees other than recommendations of conditions or informative (Ecology, Trees, Southern Water). However, Chandler's Ford Parish raised an objection on the 8th September (2 days after consultation period expiry date) with similar reasons for the decision's refusal.
 - We had attempted to receive feedback from the Planning Officer on the 16th September to see if he could provide any status to the application after reviewing the Parish objection, but no response. There could have been potential to provide any amendments if the Planning Officer had engaged at this stage as there would have been sufficient time for further public consultation before the 6th October deadline.
 - A follow-up email was sent on the 30th September as we still had not heard back on the Planning Officer's position on the application for us to take any further action.
 - The Planning Officer responded to us via email on Thursday, 2nd October that the application was to be refused and the reason why. We then provided the two precedents and photos in response to confirm the Officer was aware of these nearby precedents within the assessment for clarity, which the Officer acknowledged. The Officer's response was on that evening

(after 17:00pm) of 2 October, so we forwarded the news onto our client the following day (Friday) to understand what direction they wish to take (amendments with an extension of time or a withdraw). However, the decision notice was received on the deadline Monday, 6 October, lunchtime, prior to any further communication or engagement from the Officer. (Please see correspondence with date/time reference within Annexe F.)

- The National Planning Policy Framework 2024 (NPPF), para 39, states how LPAs should approach decisions in a positive and creative way. Although the statutory deadlines were met, the LPA's requirement to be proactive was not followed. Instead, the Planning Officer allowed only 1.5 business days before confirming a pending refusal without engaging with us on next steps or the option to withdraw the application.
- In this example, the Planning Officer had failed to proactively work with us on potentially reaching a positive outcome where there could have been consideration to reductions or alterations – or at least discussion on options. The NPPF standards were not followed within this example.

4. Allowed Appeal Precedent in Chanders Ford

This appeal references another allowed appeal to extensions of a bungalow in Chanders Ford. While we understand each application is to be assessed on its own merits, this example demonstrates how the LPA unjustly refused a prior application with a similar result as the proposal:

- APP/W1715/D/18/3211478 (H/18/83095) – 46 Common Road, SO53 1HP - The development proposed is single storey front, side and rear extensions, addition of first floor to provide accommodation and front dormer. (Site photo, drawings and appeal decision within Annexe G.)

5. Conclusion

The refusal of this application is considered:

1. Unjustified in its application of local policies as it failed to consider area precedents consistently within the specific site context.
2. The LPA had not followed the guidance set out in the NPPF in its decision-making. There was no client engagement or proactive discussion within the application process to consider another outcome.

Given these significant failings, the refusal should be overturned, and planning permission should be granted. Alternatively, should the Planning Inspectorate determine that modifications are necessary, we invite the Inspector to grant permission with conditions rather than dismissing the appeal outright.

Yours Sincerely,



Ranjeet Shahi

Architect

For and on behalf of RS Studio

Annexe A: Photos of the Site and Local Area



No.37 Park Road front elevation, view looking east, with no.39 on its left and Kings Road junction on the right.



No.37 Park Road front elevation, view looking east, with no.39 and other dwellings within this street image.

(Annexe A continued)



No.37 Park Road view looking north-east from Park Road toward the Kings Road junction.



No.37 Park Road view looking south-east from Park Road towards Kings Road junction.

(Annexe A continued)



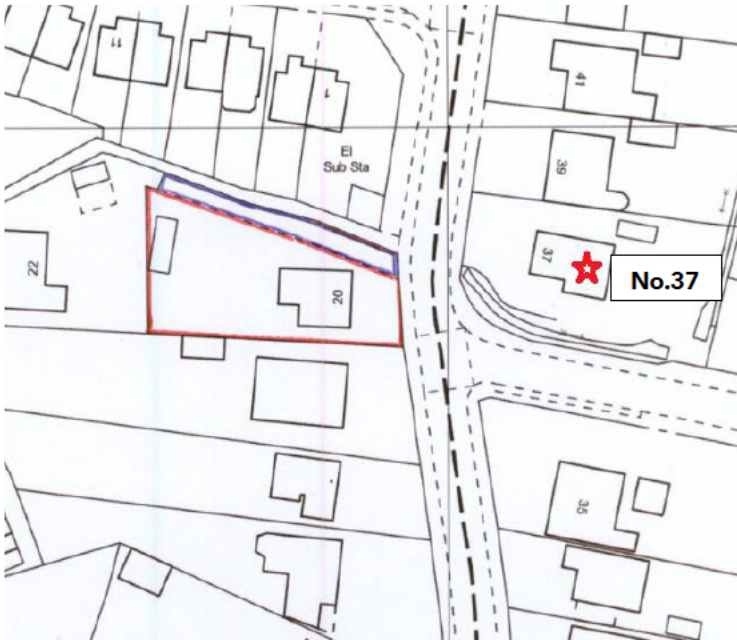
No.37 Park Road (left) view looking south from Park Road with area 2-storey dwellings demonstrated.



Relationship of no.39 (left) with no.37 (right) and the slight ground level variance.

Annexe B: Local Precedents

Below: 20 Park Road (reference F/16/79154)



Previous Front Elevation



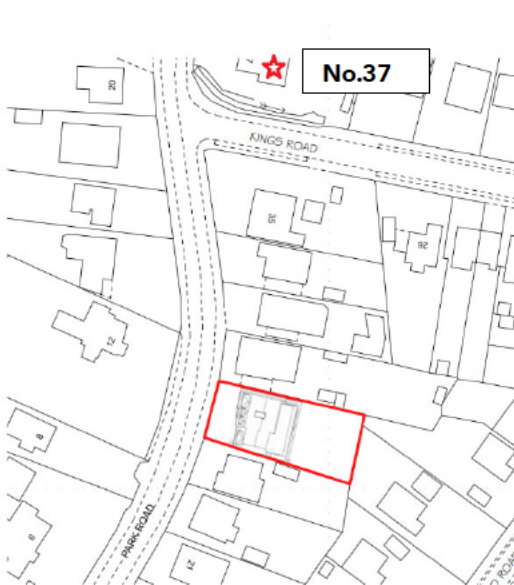
Approved Front Elevation



No.20 Park Road (left) in proximity of the proposal site (right).

(Annexe B continued)

Below: 27 Park Road (reference H/21/91593), approved; implementation in progress.



Existing Front Elevation



Approved Front Elevation



Approved Front Elevation (3D Rendering) with extensions in progress.

Annexe C: 3D images of Proposal within Google maps



Above – Proposed footprint perspective replacing the existing dwelling when viewed from the north.



Above – An example 3D visual from dormer reduction discussions with the client after confirmation of pending refusal. (Had we been afforded early engagement, and had the opportunity to submit amendments.)

(Annexe C continued)



Above – Proposal perspective within its setting retaining gaps along each roadside elevation.

Annexe D: Site Layout to Compare with Park Road Building Lines





t. 02382 542011
e. info@rs-studio.co.uk
w. www.rs-studio.co.uk

Suite 2, Fairways House, Mount Pleasant Road,
Southampton, SO14 0QB

Annexe E: Planning Officer's Report

DELEGATED OFFICER REPORT

Application Ref: H/25/99901

Site Address: 37 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2ET

Case Officer: Charlie Vallis

Description: Demolition of Garage. Alterations and extension to bungalow to form chalet bungalow

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Order (306B-E) on Birch tree in south-western corner of site • Southern Water foul sewer crosses site to the north • Within Flood Zone(s) 2 and 3 • Within 25m of a Public Right of Way		

Planning History?	Yes ☒	No ☐
• Z/11665/002/00 – SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING SUNROOMS – PERMIT – Feb 1993		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Letters of objection received from neighbour at 39 Park Road, summarised below: • The proximity of the proposed extension will restrict access to roof and gutter, and block light to conservatory. • Concerns in relation to sewerage flooding and covering a sewerage run – the main sewer drain for properties in that area of Park Road runs southward and joins the main sewer drain of properties on the north side of Kings Road adjacent to the east corner of the rear porch at no 37. The sewer runs along the driveway of no 37 to an access manhole approx 1m from the corner of the bungalow, then out to the main drain in Park Road. This access manhole is prone to flooding and the water board have fitted a high-level alarm to try to prevent sewerage flooding. • Digging new foundations close to 39 Park Road could undermine the foundations of the older part of the bungalow. • Converting the small bungalow into a large chalet house is not in keeping with the surrounding properties. Letter of support received from neighbour at 1 Merrieleas Drive, summarised below: • We think the design is nice and will complement the area. There are lots of chalet bungalows in the area and it will match the chalet bungalow directly opposite it. The site is larger than surrounding sites, so can accommodate a larger house. We want more families in the area and bungalows extending upwards makes perfect sense. We are happy to support the application.		
Parish Council:	Raised the following objections: • This property is in a prominent location on the corner of Park Road and Kings Road. The east side of Park Road between Kings Road and Parkway Gardens, including this property, is characterised by single story bungalows without any visible dormers: the nearest properties along Kings Road are similarly single story. • This application would be out of keeping with its location due to its mass, its prominent setting and its lack of sympathy with nearby		

	properties. Furthermore, the application seeks to come forward of the building line at the front of the house, which we raise an additional objection to. Finally, the immediate area is subject to localised flooding, and we ask that the Planning Officer pays particular attention to this issue for any significant planning application on this property.
Tree Officer:	Whilst there is a protected birch tree in the front garden, the proposed dwelling should not impact it. However, there would be some concern regarding construction access and activities during the development. In order to protect the tree during construction, we would request, under condition, a tree protection plan to be submitted pre-commencement.
Ecology:	There is a watercourse along two sides of this property. There are records of bats very close to the site, with records of hedgehogs nearby. I don't see any potential bat roost features on the photos of the house and garage on Google maps. An informative advising the applicant to contact Natural England if bats are found during construction/demolition should be placed on any approval. A CEMP is required to ensure that no pollutants or sediment will enter the watercourse during construction. Sediment barriers must be used to avoid sediment being carried into the watercourse during demolition and construction, with the location and specification of these barriers shown on a plan. A precautionary working method must be used to prevent harm to wildlife that could be using this site. 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.
Southern Water:	Their records show that proposed development would be built over or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions: - No construction works parallel to the sewer within 500mm (in plan). Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk. The developer must advise the local authority, in consultation with Southern Water, of measures undertaken to protect the public sewers. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Site Visit:

Yes ☒

No ☐

Details: 18.9.2025

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: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 in the adopted Local Plan.
- Policy DM1 states: "all new development should:
(a) not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas; ...
(c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views".

Site and surroundings:

- The application site is located towards the south-east of Park Road, containing a detached bungalow, with a garage and driveway to its north. The property is situated on a prominent corner plot on the junction onto Kings Road, which sits opposite a public right of way.
- The property is part of a row bungalows between Kings Road and Parkway Gardens which, although varied in design, are fairly low profile and consistent in their height and spacing. On the opposite side of Park Road are a mixture of chalet style bungalows and two storey houses.

Proposal:

- The application proposes a single storey side extension to the north elevation, which also extends to the front and rear of the bungalow, and a rear/side extension to replace the existing conservatory.
- Also proposed are significant roof alterations, including raising the roof height approximately 1m above the existing main ridge height, and the installation of 2no. front dormers and roof lights to the rear and side elevations.

Design, layout and impact on character of the area:

- Owing to its form, scale and massing, the proposal would not be suited to the host dwelling and would not sit comfortably as part of the row of low-profile bungalows along this stretch of Park Road.
- The raising of the roof and proposed steeper roof pitch would be disruptive to the rhythm of the street scene and out of keeping with surrounding properties, whilst the proposed front dormers are overly large and not consistent with the forms present in the immediate locality.

- The proposed front/side extension significantly closes the gap between dwellings, going against the rhythm and spacing along the street, whilst the property's position on a prominent corner plot is such that its impact on the street scene and character is elevated.
- The proposals allow sufficient amenity space to be retained and would meet parking standards, and are therefore not considered to represent overdevelopment of the site; however, the proposal would be contrary to policy DM1 (Local Plan 2016-2036) in that its form, scale and massing would result in an unacceptable impact on the character of the area and would not be well integrated within the street scene.

Residential amenity:

- The proposal is unlikely to result in significant loss of privacy or outlook due to the orientation of the proposed windows and adequate distancing and screening from adjacent properties. Although the proposal may restrict light to the conservatory at 39 Park Road, the extent of this impact is not likely to be significant or beyond the 45-degree code guidelines set out on p33 of the Quality Places SPD.
- The development is therefore considered to accord with the guidance relating to neighbouring residential amenity set out in the 'Quality Places' SPD, in that that there will be no unacceptable impact in terms of loss of privacy, light or outlook.

Nature Conservation and Trees:

- In consultation with the Council's Tree Consultant, the proposed development would be feasible without harm to trees, provided that a detailed tree protection plan is submitted and adhered to in full.
- As such, there would be no likely adverse impact upon trees or other natural features worthy of retention.
- The Council's Ecologist was also consulted on this application and satisfied that the proposed development would be unlikely to result in harm to protected species. In order to protect the watercourse on-site, classified as a chalk stream and a HBIC priority habitat, a CEMP with suitable mitigation would be required to ensure pollutants or sediment do not enter the watercourse during the construction.

Other matters:

- There are no likely significant impacts on the SPA.
- The property is within Flood Zone 2 & 3. The Environment Agency Householder Form has been filled out to note that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

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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The proposed extensions and alterations, by reason of their form, scale and design and its prominent siting, would represent a significant departure from the prevailing pattern and rhythm of development along this part of Park Road, creating an extended dwelling which would be incongruous to the street scene and would have an adverse impact on the character and appearance of the surrounding area. As such, the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036] and the 'Quality Places' SPD [2012].



t. 02382 542011
e. info@rs-studio.co.uk
w. www.rs-studio.co.uk

Suite 2, Fairways House, Mount Pleasant Road,
Southampton, SO14 0QB

Annexe F: Agent and Planning Officer Correspondence

From: Vallis, Charlie <Charlie.Vallis@eastleigh.gov.uk>
Sent: 02 October 2025 17:36
To: Marge Ballinger
Subject: RE: Status of 37 Park Road, Chandlers Ford H/25/99901 [1810] [Filed 03 Oct 2025 08:19]

Categories: Filed by Mail Manager

Hi Marge,

The scale and massing of the proposal and introduction of large front dormers, on a prominent corner plot is my main concern, given its position as part of a row of relatively low profile bungalows.

The examples that you have mentioned have been considered, but differ in their site specific context and relationship to neighbouring properties.

Kind regards,

Charlie

Charlie Vallis

Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8238



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Marge Ballinger <Marge@rs-studio.co.uk>
Sent: 02 October 2025 10:51
To: Vallis, Charlie <Charlie.Vallis@eastleigh.gov.uk>
Subject: RE: Status of 37 Park Road, Chandlers Ford H/25/99901 [1810]

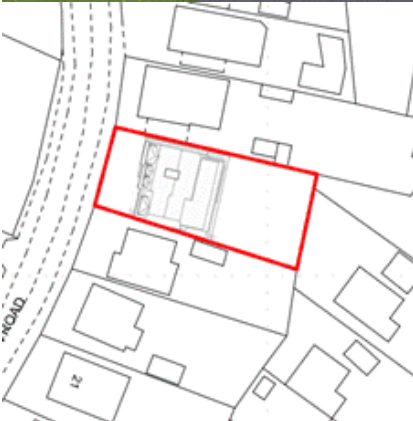
Thank you for getting back to me, Charlie.

Can I confirm that you agree with the Parish on scale/massing/streetscene impacts, while also considering the other dwellings nearby that have been approved with similar relationships? Is there anything else within the Parish comments you are including in your objection (attached comment for reference)?

Below is the street image from google with the house directly across the road, for example:



Or no.27 (below, which I don't have a photo), but approved plans:



I want to make sure we understand completely compared to the approved/built versions above to ask how our client wishes to proceed.

Kindest Regards,

Marge Ballinger
Senior Town Planner

RS Studio
T: 02382 542011

E: marge@rs-studio.co.uk

W: www.rs-studio.co.uk

From: Vallis, Charlie <Charlie.Vallis@eastleigh.gov.uk>

Sent: 02 October 2025 09:36

To: Marge Ballinger <Marge@rs-studio.co.uk>

Subject: RE: Status of 37 Park Road, Chandlers Ford H/25/99901 [1810]

Good afternoon Marge,

No worries, thank you for getting in touch.

With regard to this application, I would share the concerns of the Parish in that the scale, massing and design of the proposals is out of character with the properties along this section of Park Road and would be disruptive to the street scene on a prominent plot.

I am therefore likely to be recommending refusal on this basis.

Kind regards,

Charlie

Charlie Vallis

Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8238



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

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From: Marge Ballinger <Marge@rs-studio.co.uk>

Sent: 30 September 2025 14:00

To: Vallis, Charlie <Charlie.Vallis@eastleigh.gov.uk>

Subject: FW: Status of 37 Park Road, Chandlers Ford H/25/99901 [1810]

Good afternoon, Charlie

Apologies, once again, for the chase! I wonder if you've had any further updates to status of this application? I've been in your shoes and know how busy you must be, but if you can provide anything informal, I would be most grateful. Thanks!

Kindest Regards,

Marge Ballinger
Senior Town Planner

RS Studio
T: 02382 542011
E: marge@rs-studio.co.uk
W: www.rs-studio.co.uk

From: Marge Ballinger
Sent: 16 September 2025 11:35
To: Vallis, Charlie <charlie.vallis@eastleigh.gov.uk>
Subject: Status of 37 Park Road, Chandlers Ford H/25/99901 [1810] [Filed 16 Sep 2025 11:34]

Good morning, Charlie

Sorry to trouble you as I know how busy you must be!

I have been monitoring this application ref H/25/99901 and its comments from the public and consultees. If there is anything you wish to discuss on the application so far, or if further clarification is needed, please feel free to email or call me.

Kindest Regards,

Marge Ballinger
Senior Town Planner

RS Studio
Fairways House
Mount Pleasant Rd
Southampton
SO14 0QB

T: 02382 542011
E: marge@rs-studio.co.uk
W: www.rs-studio.co.uk

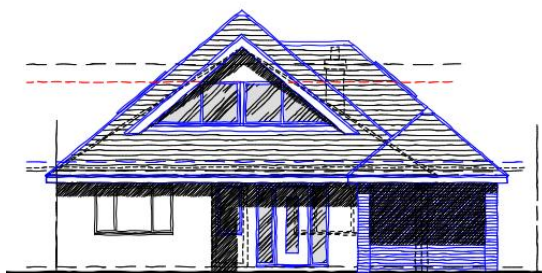
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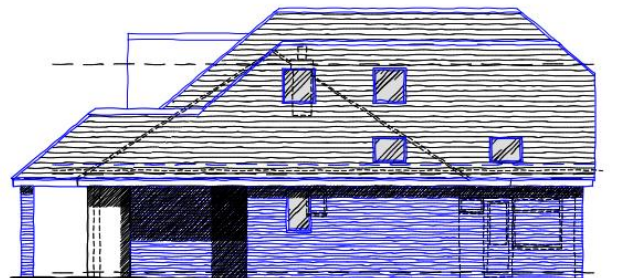
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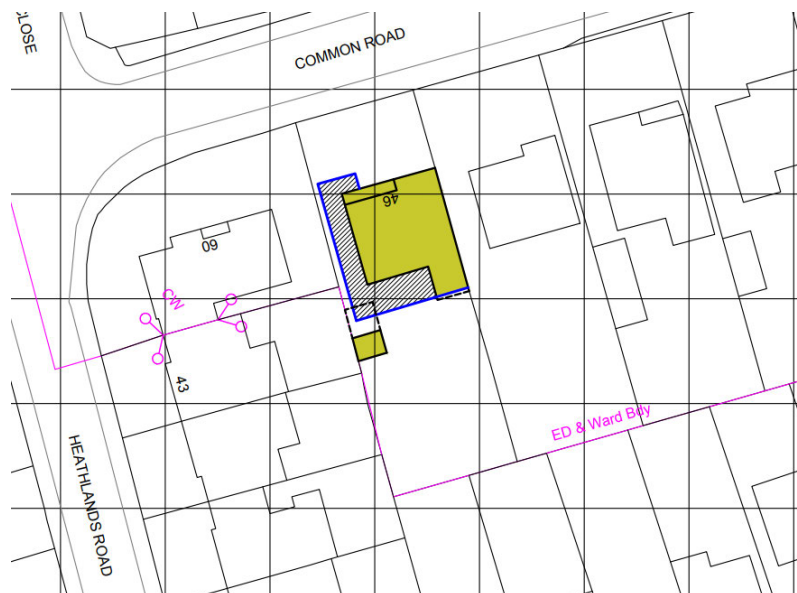
Annexe G: Relevant Appeal Decision, APP/W1715/D/18/3211478 (H/18/83095)
46 Common Road, SO53 1HP



Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Appeal Decision

Site visit made on 15 November 2018

by D Cramond BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th November 2018

Appeal Ref: APP/W1715/D/18/3211478

46 Common Road, Chandler's Ford, Eastleigh, SO53 1HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Roger Silson against the decision of Eastleigh Borough Council.
 - The application Ref H/18/83095, dated 1 May 2018, was refused by notice dated 17 July 2018.
 - The development proposed is single storey front, side and rear extensions, addition of first floor to provide accommodation and front dormer.
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Decision

1. The appeal is allowed and planning permission is granted for single storey front, side and rear extensions, addition of first floor to provide accommodation and front dormer at 46 Common Road, Chandler's Ford, Eastleigh, SO53 1HP in accordance with the terms of the application, Ref H/18/83095, dated 1 May 2018, subject to the following conditions:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 2196/04_02 & 2196/09_01_C.

Main Issues

2. The main issues are the effect of the proposal on i) the character and appearance of the host property and the locality and ii) living conditions for neighbours.

Reasons

3. The appeal property is an unadorned modest bungalow with a reasonable sized garden. It lies at the end of a row of 5 similar homes, alongside a two storey building, in a street which has a range dwelling types including houses and bungalows. The area is of residential character and the mixed suburban nature of the buildings and gardens create an area of generally pleasing appearance. The proposal is as described above and would lead to a home with considerable additional floorspace and a 'modern edge' to its design.
-

Character and appearance

4. The Council is concerned that the planned works would be a visually intrusive extension, out of sync with the established character of the host dwelling, leading to a building that would be out of context and with the pattern of local development.
5. The extension works would certainly not be modest changes to a bungalow. Whilst one might normally seek a passing of the test of subservience and reflective design in this instance it is more accurate to think of this almost as a new dwelling and ask the question as to whether this re-modelling is suited to this locality. In terms of bulk and height to my mind it would be. I say this looking widely along the street but also viewing this plot as a potential transition between a bungalow to one side and a full two storey dwelling to the other. In terms of design I do not see any need for the appeal property to be set in aspic. Whilst there are 4 other bungalows matching down the row this one is undisruptive at the end of that line and is unremarkable in appearance and position. On the design front there are signs of change in the street and in a locality of such variety I see room for a property with a more modern design idiom than the majority. The development would be suited to its context, aesthetically appropriate, and not jarring on the eye.
6. Saved Policy 59.BE of the Eastleigh Borough Local Plan 2001-2011 (LP) seeks to ensure, amongst other matters, that new development is of suitable mass, design, scale and siting for its immediate and wider context in character and appearance terms. This is reflected within the broad objectives of the Council's The Quality Places SPD (2011) (SPD), a document which cannot be expected to cover every eventuality. For the reasons given above I conclude that there would not be conflict with the LP policy or the relevant objectives of the SPD.

Living conditions

7. I would agree for the reasons given in the Council's report that the residential amenity of neighbours to the rear and east of the appeal site would not appreciably diminished.
8. The Council is concerned with No 60 to the west which does have a relatively small outside amenity area and this does run alongside the appeal building which would undergo significant works along and above this flank. The Council sets out loss of privacy and outlook as its objections.
9. However the only windows facing this direction would be a ground floor WC, 2 high level roof lights for a utility room and roof lights above first floor level for stairs and a bathroom. These are not going to unduly impinge upon privacy. In terms of visual outlook it is clear that the new roof would be visible from No 60's garden, more so than the existing situation, but it would be running upwards away from the boundary and in my opinion would not be oppressive given overall height, spacing and angles. People in the garden of No 60 would not suffer any great loss of outlook and should not feel hemmed-in or dominated by the new structure.
10. LP Saved Policy 59.BE also seeks to ensure that development would not have any undue adverse impact on adjoining properties. I conclude that this scheme would not run contrary to this policy or the pertinent objectives of the SPD.

Conditions

11. The Council suggests the standard commencement condition along with the requirement for materials to match the existing building. I agree this latter condition would be appropriate in the interests of visual amenity. I also agree that there should be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty.

Overall conclusion

12. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the host property and the locality or on living conditions for neighbours. Accordingly the appeal is allowed.

D Cramond

INSPECTOR