

DELEGATED OFFICER REPORT

Application Ref: H/25/100253

Site Address: 108 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FB

Case Officer: Gina Aftanas

Description: Front porch extension

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge 'Kingsway' Character Area Appraisal 1,000 year flood extend just beyond the front-line boundary Great Crested Newt IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/11138/001/00	Single storey rear extension	Permit – 15/05/1978
Z/11138/002/00	Tow storey side extension and rear extensions	Permit – 16/10/1991
H/18/83638	Single storey extension to the rear following demolition of existing conservatory and first floor extension to the side	Permit – 11/09/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Southern Water:	No Objection		
Ecology:	No Objection subject to informatives within the decision notice		

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; Kingsway Character Area Appraisal <u>Character Area Guidance</u> - Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planning in keeping with the character of existing plots. - No healthy or mature trees would be felled or likely to be damaged.

- The design of the new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.

Proposal:

This application seeks approval for a front porch extension. The proposed extension features a pitch roof design measuring approximately 2.33m in width, 2.15m in depth and 3.8m in height.

Assessment:

Principle

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 detached dwelling located midway along Kingsway in Chandlers Ford. The property is set back from the road by way of a large gravel driveway fronted by hedgerow. The surrounding area is residential in nature, featuring similar style house-types.

Character and Appearance

The design of the porch is suited to the host dwelling in terms of its form, scale and appearance by use of a single storey, pitch roof design and similar materials to the host dwelling. The proposed pitched roof complements both the host dwelling and surrounding properties with similar porch designs evident in the immediate vicinity.

The development would not be an overdevelopment of the site as plenty of both amenity space and parking would be retained with the development in place. With this, and the above taken into account, the proposal is considered to be in compliance with Policy DM1, the Kingsway Character Area Appraisal and Residential Parking Standards.

Residential Amenity

The development is not likely to negatively affect the neighbouring properties due to the property's detached nature and the modest size of the proposal. The porch is proposed to extend beyond the front of the host dwelling by approximately 0.6m, with the brick and tiles to match. The oak frame will sit harmoniously to both the property and within the surrounding area with similar style porches already present along Kingsway.

While the porch is well integrated with the host dwelling and its surroundings, the existing front boundary treatment is expected to limit its visibility, reducing its prominence within the street scene.

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, it was found there are 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.

- This application has been flagged up as being within 50 m of a known bat roost. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- 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/our-work/buildings-planning-and-development/batboxes/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 ☐