

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].