

DELEGATED OFFICER REPORT

Application Ref: H/25/100238

Site Address: 19 ORMESBY DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 1SH

Case Officer: Charlie Vallis

Description: Part two storey, part single storey rear extension and garage conversion following the demolition of the conservatory. New and alterations to fenestration

Particular Site Constraints?	Yes ☐	No ☒
▪ Within the urban edge		

Planning History?	Yes ☒	No ☐
▪ Z/16805/002/00 – Construction of roads, junctions, footpaths, verges and drainage – Permit – Nov 1979		
▪ Z/16805/007/00 – Siting & design of 60 dwellings with garages – Permit – Nov 1979		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of objection received from neighbour at 214 Hursley Road: Objection to the two-storey element of the proposal, as it will reduce the afternoon and evening sunlight received by their garden and property.		
Parish Council:	No comments received		
Ecology:	I have reviewed the site photos and do not see any potential habitat for bats, hedgehogs or stag beetles that would be impacted by this proposal. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Biodiversity enhancements can be agreed before determination or can be conditioned. A built in bat box and a swift nest box can be added to the east and west sides of the new addition or externally mounted boxes could be added to the existing gable ends.		
HCC Highways:	Having reviewed the information submitted, there would be no objection in principle to the proposal from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 9/12/2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals.

Assessment:
<u>Principle:</u> 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.

Design and layout:

The design of the proposed rear extension and garage conversion are suited to the host dwelling in terms of their form, scale and appearance. The proposals are unlikely to have a significant impact on the street scene of Ormesby Drive and although visible in glimpses from Hursley Road, is not considered overly prominent from the street scene.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and the proposed parking plan shows that on-site car parking provision in line with the Parking Standards SPD can be provided to accommodate the increase in bedrooms and the loss of the garage.

Although the garage conversion and altered fenestrations would differ from neighbouring properties, given its position at the end of a cul-de-sac this is unlikely to be an overly noticeable departure and would not have a significant impact on the character of the area.

Residential amenity:

The modest depth, lowered ridge and hipped roof of the two-storey element, and modest height and sloped roof of the single storey element is such that the proposals would not have a significant impact on neighbouring properties in terms of light and outlook. Whilst it may result in some additional overshadowing to the gardens of 214 and 216 Hursley Road, this is not considered to be to an unacceptable extent.

The proposal would not significantly impact privacy of neighbours to the rear, maintaining a separation distance of 22m between first floor habitable windows. An additional window is shown on the eastern side elevation, facing the garden of 214 and 216 Hursley Road. This serves a bathroom and is marked on the elevations as obscure glazed, with no more than a top opening top-light, which would adequately mitigate overlooking. Elsewhere, altered/additional windows to the front and western side elevation are not likely to result in increased overlooking beyond its current arrangement.

The development is therefore considered to accord 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.

Other matters:

In consultation with the Council's Ecologist, protected species' are unlikely to be adversely affected by the proposal. The informatives recommended in their response will be placed on the decision. There will be no adverse impact upon trees or other natural features worthy of retention and 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 Environment 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 ☐

Comments ...