

DELEGATED OFFICER REPORT

Application Ref: H/25/100272

Site Address: 42 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FT

Case Officer: Charlie Vallis

Description: Part two storey and part single storey side extension following the demolition of garages.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Order (301-E)		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2no. letters of objection received. Neighbour at no.44 Hursley Road: My property number 44 will be overshadowed by the proposed 1st floor extension at the rear of number 42. The extension will project 3.75 meters past the rear of my property and from the lowest point of existing ground floor kitchen a wall of 2.95 metres to gutter level. The houses sit on a north east to southwest alignment, so light and sunlight will be severely restricted. In the document section I do not see a Daylight, Sunlight and overshadowing Report. Neighbour at no.36 Hursley Road: Originally objected however this has since been withdrawn.		
Parish Council:	No comments received		
Tree Officer:	Despite an ash tree (protected by a TPO) being located relatively close to the proposed development area, the tree officer does not feel that it will be significantly impacted by the proposal, subject to careful planning of construction activities and access. Therefore, <u>no arboricultural objection</u> to the proposal has been raised, <u>subject to the following condition</u>: No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.		
Ecology:	<u>No Objection</u>: The ecology officer viewed the photographs, and as with any building it cannot be completely ruled out that bats may find roosting opportunities but it would be disproportionate to require surveys on this structure because of the local records and limited features, however the removal of the roof should be done with caution. The following informative is requested to be added to the decision notice: The roofing and wooden boarding on the garage should be removed carefully by hand. In the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation		

	Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. Please ensure that some biodiversity enhancements are provided as described below in line with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192b.
Asset Management:	No response required

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; Trees and Development; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site at no.42 Hursley Road is a 4-bedroom two-storey red brick detached dwelling located within a residential area of Chandlers Ford. Hursley Road is a classified B-road (B3043) making this an important road for local traffic. The area comprises a range of architectural styles and scale of dwellings with no.42 flanked by a semi-detached pair of dwellings at no.44 and no.46, terraced buildings at no.34-40 and a block of flats to the rear, offering a diverse character to the area immediately adjacent the site. The surrounding locality is tight knit in its urban grain with minimal gaps between dwellings and front gardens are primarily laid to hardstanding for vehicular parking. A blanket TPO (tree preservation order) covers the site and its wider surroundings, and a PROW (Public Right of Way) is located to the rear boundary of the property. No.42 Hursley Road has a uniquely spacious gap between its side building line and its side curtilage facing onto no.40, which as existing is all laid to hardstanding for vehicular parking. The application proposes the demolition of two existing detached garages and the erection of a single-storey flat roof side extension and a two-storey hipped roof rear extension; the ground floor extensions will create a large open plan living space, a utility and a larger sitting room and the first-floor extensions will create larger bedrooms and an en-suite, with no additional bedrooms formed. The existing entranceway on the principle front elevation is to be altered to a window, and a new entranceway is proposed to the setback new front elevation formed by the new side extension. Two windows at first floor level facing onto the neighbour at no.44 are also proposed, serving a bathroom and en-suite. <u>Principle of development</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 within the adopted local plan and supplementary planning guidance. <u>Character and appearance of the area</u> The single-storey flat roof side and rear extension and roof lantern will be the most visible part of the development from the street scene of Hursley Road. As it is set well back from

the front building line offering subservience and is only single storey in scale, it ensures the character and appearance of the area is preserved. The altered front entrance door location, new fenestrations and materials that match the existing building are also acceptable as these are minor alterations that preserve the appearance of the building.

The two-storey extension to the rear is to span the full width of the existing dwellinghouse. A hipped roof is proposed which will assimilate well with the host dwellings existing hipped roof and the ridge line of the extension is set down from the existing ridge line offering subservience. The rear elevation is visible from the PROW located to the rear of the property's curtilage and as such the appearance to the rear is also of key importance. The design principles including subservience, an assimilated roof form and a suitable scale of development ensure the property will preserve the appearance of the dwelling for users of the PROW.

Overall, the character and appearance of the area is preserved and as such the scheme is in accordance with Policy DM1 of the Local Plan and the aims set out in the Quality Places SPD.

Impact on residential amenity

No.40 Hursley Road:

The existing garage that spanned along the boundary of no.40 and no.42 has been removed, creating an exposed boundary. The proposed plans show a 2m boundary screen fence is to span along this neighbouring boundary to ensure appropriate privacy is retained between the two neighbours, which also ensures that the proposed ground floor side door and window serving the utility will not create harmful overlooking onto this neighbour. A condition (condition 6) has been added to ensure the fence is erected prior to completion of the development. Due to the separation distance of the single and two storey extensions to no.40, no new fenestration openings at first floor created on this side elevation and the screen fence, residential amenity to this neighbour is preserved with no harmful impacts on loss of light, loss of privacy, overbearing effects or overlooking.

No.44 Hursley Road:

The existing rear first floor building line nearest this neighbouring dwelling is to be extended by approx. 3.75m to the rear and is located within proximity of the side boundary line nearest this neighbour. A distance of approx. 2.85m is retained between the side building line of the extension and the neighbouring dwelling. An objection from this neighbour has been raised regarding overshadowing and loss of light / sunlight.

Accordingly, a 45-degree line assessment has been undertaken on both the elevation and floor plan to fully assess the impacts of the two-storey extension onto the neighbouring ground floor dining room window and whether a harmful loss of light / overshadowing is incurred. The assessment demonstrated that the 45-degree line taken from the centre of the impacted window showed that the 45-degree line for the floor plan line was broken, but the elevation plan remains clear of any obstruction, ensuring that a reasonable and sufficient daylight into this dining room window will be maintained. As such, although neighbouring light and outlook are likely to be impacted, it is not considered an unacceptable increase beyond the existing arrangement.

Two windows at first floor level are proposed on the extension facing onto this neighbour serving an en-suite and a bathroom. Plans show these are to be obscure glazed and fixed shut; a condition (condition 4) has been added to ensure the windows are obscure glazed and that windows shall not be openable below 1.7m from finished floor level to allow some ventilations whilst ensuring residential amenity of this neighbour is preserved. A further condition restricting the ability of the occupants to add any additional or altered windows to the side elevations has also been added (condition 5), ensuring amenity is preserved in the long term.

The garage that spans along this neighbouring side boundary is also to be removed, providing a betterment to the neighbour in this regard.

Flats 1-48 Sutherlands Court

These neighbours are set to the rear boundary of the property, but as the application site comprises a garden length of over 38metres, no residential amenity concerns are raised.

Overall, the development accords with Policy DM1 of the Local Plan and the aims 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.

Parking

The proposal retains the same number of bedrooms, and the side extension is set far back into the property, so sufficient off-road parking spaces remain to ensure parking standards are met in accordance with the Residential Parking Standards SPD.

Trees

The site is covered by a blanket TPO. A tree officer was consulted and raised no concerns to the proposal subject to a condition to ensure the appropriate protection of the trees. With the condition added to the consent (condition 7), the TPO trees are suitably protected, in accordance with the aims of the Policy DM11 of the Local Plan and the Trees and Development SPD.

Ecology

The ecology officer requested that an informative note was added to ensure the careful demolition of the garages took place to ensure no potential bat roosts are impacted, however these have already been demolished. An informative note has however been added to make clear that if any bats are found during further works, works must stop and Natural England are to be informed. Furthermore, a biodiversity enhancement informative note has been added to secure a biodiversity net gain across the site in accordance with Policy DM11 of the Local Plan. There are no likely significant impacts on the SPA.

Conclusions

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that character and appearance of the area is preserved whereby it takes proper account of the context of the locality, residential amenity of neighbouring properties is retained, and trees, highway safety and ecology impacts are safeguarded.

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 ...
