

DELEGATED OFFICER REPORT

Application Ref: H/25/100293

Site Address: 1 HOLLAND CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3NA

Case Officer: Charlie Vallis

Description: Erection of first floor side/front extension, conversion of attached garage to habitable space, alterations to front porch canopy and associated alterations.

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

Planning History?	Yes ☒	No ☐
• Z/13154/00A/00 – Residential development – Grant outline permission – Feb 1974 • Z/13154/00B/00 – Residential development – Grant outline permission – Jan 1975 • Z/13154/00C/00 – 12 detached houses and garages – Grant outline permission – Dec 1975 • Z/13154/00D/00 – Erection of house and garage – Permit – Apr 1976 • Z/13154/002/00 – Residential development – Permit – May 1976 • H/21/90666 – Conversion of garage to habitable space to include pitched roof, single storey extensions and associated alterations to dwelling – Permit – Jul 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments		
Ecology:	<u>24.12.2025:</u> I have reviewed the additional photos sent on 8/12/25. The feature seen on the 2021 photos has been covered over with a patch. A PRA is no longer needed, however an annotated elevation plan showing the proposed locations of a bat box and a swift nest box must be submitted before determination. The applicant must also be reminded that: In Britain, all bat species and their roosts are legally protected, by both domestic and European legislation. <u>08.12.2025:</u> The photos show a potential bat roost feature on the gable end of the house above the garage. This would be affected by the construction of the first-floor extension and could provide access to the loft and roof space for bats or nesting birds. A preliminary bat roost appraisal (PRA) is required. This must include an internal inspection of the loft. I don't see any potential habitat for hedgehogs in these photos. <u>04.11.2025:</u> Biodiversity enhancements will be required in accordance 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.		
Southern Water:	Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. If any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.		

Site Visit:	Yes ☒	No ☐
Details: 24.11.2025		

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.
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Assessment: The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> • The development is within the urban edge where the principle of development is acceptable. <u>Design and layout:</u> • The design of the proposed two storey extension is suited to the host dwelling in terms of its form, scale and appearance. • Its gable ended front would sit comfortably amongst neighbouring properties, with similar gable features common within the locality. • The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards, with ample space to the front driveway to accommodate the required 3no. on-site car parking spaces for a 4+ bedroom property. • The proposed porch alterations and rear canopy are considered modest and would reflect the character of the area, with mono-pitched porches representing a common feature in the locality. • The proposals are considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate scale, design, layout and use of materials. <u>Residential amenity:</u> • The neighbours directly to the north and east of the application dwelling (no.'s 151 Bournemouth Road and 2 Holland Close respectively) are the most likely properties to be affected by the proposal. • In relation to its northern neighbour, adequate separation distance and the positioning of the application dwelling on lowered ground are such that unacceptable impacts on light and outlook are unlikely. The proposed altered windows would not present overlooking concerns to this neighbour. • With regard to its neighbour to the east, its separation distance and boundary screening adequately mitigate unacceptable impacts on light and outlook. • Despite the proposed windows to the master bedroom being in relatively close proximity to its boundary with no.2 Holland Close, these windows would not allow direct overlooking due to the orientation of these properties and would be further mitigated by screening from its high boundary hedge. • 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, however 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. Biodiversity enhancements have been shown on the approved elevations and their installation shall be conditioned in accordance with policy DM11 (Local Plan 2016-2036).
- 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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
