

DELEGATED OFFICER REPORT

Application Ref: F/25/100197

Site Address: 11 CHADWICK ROAD, EASTLEIGH, SO50 9GD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of first-floor front extension above existing single-storey projection, single-storey rear & side extension, and rear dormer to facilitate loft conversion

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/26542/000/00 - Ground floor front extension and porch at rear - Permit - 14/01/1983 • H/25/98942 - First-floor front extension. Two-storey side and rear extensions (Amended description) – Permit - 01/07/2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Ecologist:	I have reviewed the site photos and do not see any potential bat roost features or potential habitat for hedgehogs or nesting birds in the areas that would be impacted by the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 19 th May 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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Eastleigh (ELAC 17)

Assessment:
<u>Site context and surroundings</u>
11 Chadwick Road is a two-storey semi-detached dwelling constructed of brick located in western Eastleigh. The plot is enclosed by a low brick wall along the front and side

boundaries, with timber fencing marking the rear boundary. The front garden has been converted and is in use as a parking area. A driveway located to the side of the property, providing access to a detached garage and the rear garden. A modest flat-roofed rear addition is at the back of the property. The surrounding area is residential in nature and has a strong sense of character, due to its geometric street layout and formal building composition, particularly around open spaces and key junctions. The distinctiveness of the area is further reinforced by the consistency in boundary treatments, plot widths, and the overall form of development.

Proposal

The application seeks planning permission for the erection of a first-floor front extension above the existing single-storey front projection, together with the construction of a single-storey side and rear extensions, and the installation of a rear dormer window to facilitate a loft conversion. Internal alterations are proposed across the ground, first, and loft floors to reconfigure the internal layout and provide additional living accommodation.

This submission is a revised scheme following the approval of planning application H/25/98942, which permitted a first-floor front extension and two-storey side and rear extensions. Compared with the earlier consent, the current proposal omits all two-storey side and rear extensions and instead introduces single-storey side and rear additions and a rear dormer to the main roof. The first-floor front extension remains part of the proposal and projects marginally further forward than the previously approved scheme, although it remains set back from the principal elevation.

It is noted that the proposed rear dormer provides a relatively low internal floor-to-ceiling height. However, the applicant has confirmed that this is acceptable for their intended use.

During the assessment of the application, a number of inconsistencies and technical errors were identified within the original submitted drawings, and amendments were requested. The revised drawings have since addressed these matters. As the amendments relate to clarification and correction of the drawings and do not materially alter the nature or impacts of the proposal, no further consultation was undertaken.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Eastleigh (ELAC 17) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections and cul-de-sacs.
 - ii) Maintain the importance of the open green spaces and associated semi-mature broadleaved tree planting.
 - iii) Maintain the predominant hedge plot boundaries.
 - iv) Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.

- The proposal includes a first-floor front extension above the existing single-storey projection. Compared with the scheme approved under H/25/98942, the current design projects marginally further forward. While this results in a slightly deeper frontage than previously approved, the extension is considered to continue to read as a subordinate addition to the host building. The ridge height is retained below that of the main roof, and the setback from the principal elevation provides a degree of visual relief. As a result, the additional projection is not considered to result in an overly dominant feature within the street scene.
- While the single-storey side extension would be visible from public viewpoints, it is limited to a single storey in height and is set well back from the street frontage. As such, it would have a limited impact on the street scene. The omission of the previously approved two-storey side and rear extensions significantly reduces the overall massing of the development. The dwelling would continue to sit comfortably within Chadwick Road.
- The proposed rear dormer is confined to the rear roof slope and would not be visible from the public realm. Its simple, standardised design is comparable to dormer extensions commonly constructed under permitted development rights. Given its rearward position and modest scale, it is not considered to result in any harm to the character or appearance of the area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The first-floor front extension is positioned entirely to the front of the dwelling and remains well separated from neighbouring properties, ensuring that there would be no material loss of light, outlook, or privacy.
- The current scheme removes the previously approved two-storey elements and replaces it with single-storey rear and side projection. This represents a substantial reduction in scale adjacent to the shared boundary. Given their single-storey height, both extensions would not result in any unacceptable overshadowing, loss of light, or overbearing impact on the adjoining property.
- A rear dormer is also proposed. This is located entirely within the rear roof slope and would not introduce overlooking beyond what is typically associated with first-floor rear-facing windows in residential settings. As such, it is not considered to result in any unacceptable harm to neighbouring amenity.
- It is noted that a first-floor side facing window is proposed to serve a WC. It is expected to be obscurely glazed and therefore would not result in any harmful overlooking of neighbouring properties.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- There are records of bats and hedgehogs in the vicinity of the site, and the Council's Ecologist was therefore consulted as part of the application. The Ecologist has confirmed that there are no potential bat roost features and no potential habitat for hedgehogs or nesting birds within the areas of the site that would be affected by the proposed development. On this basis, no ecological surveys are required to support the application.
- For the purposes of biodiversity net gain, the proposal is considered a householder development and is therefore exempt from the mandatory 10% biodiversity net gain requirement. However, the scheme must still demonstrate no net loss and some net gain, in accordance with Policy DM11 of the Local Plan and the National Planning Policy Framework.
- The Ecologist has advised that biodiversity enhancements are required. Integrated measures such as a bat brick and a swift brick are considered appropriate for this dwelling, with installation locations to follow best practice guidance.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- While the proposed single storey side and rear extensions would result in the loss of the existing detached garage and a reduction in the length of the driveway, the remaining driveway space together with the existing area to the front of the property would remain capable of accommodating at least three vehicles. It is therefore considered that adequate off-street parking provision would continue to be provided, and the proposal would not give rise to any adverse impact on highway safety or result in undue parking pressure within the locality.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐