

DELEGATED OFFICER REPORT

Application Ref: F/25/100470

Site Address: 6 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping

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

Planning History?	Yes ☒	No ☐
• F/08/62325 - Front and side extension and conversion of bungalow to 2 storey house - Withdrawn By Applicant - 18/03/2008 • F/08/62690 - Erection of 1no. 5 bedroom house following demolition of bungalow - Withdrawn By Applicant - 18/06/2008 • F/08/63973 - Single storey side and rear extension and demolition of existing garage - Permit - 01/12/2008 • F/08/63359 - Alterations and extensions to create a two storey dwelling with front and rear facing dormer windows - Withdrawn By Applicant - 08/12/2008 • F/09/64437 - Detached garage at side - Permit - 09/03/2009 • H/17/82033 - Detached Garage - Permit - 05/02/2018 • F/22/93437 - Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping - Permit - 01/11/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Two letters of objection were received. The representations raise concerns in relation to the impact of the proposed development on residential amenity, including loss of light and overshadowing, the scale and siting of the proposed dwelling. Concerns were also raised regarding disturbance during the demolition and construction phase, including noise, dust, parking and access arrangements, and the potential obstruction of neighbouring driveways.		
Parish Council:	No comments were received.		
Ecologist:	No objection.		
Tree Consultant:	No arboricultural objection to the proposal, subject to condition.		
HCC Highways:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 12 th December 2025.		

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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, DM2, DM6, DM8, DM11, DM14, DM23, DM29 and DM30.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:**Site context and surroundings**

The application site comprises a detached single-storey, cream-rendered three-bedroom bungalow set back from the highway, with associated garden areas to the front and rear. Boundary treatment around the site includes a combination of fencing, hedging and mature vegetation.

Grosvenor Road is characterised by a mixed residential form and style, comprising predominantly detached dwellings set within relatively spacious plots. While the prevailing built form along the street is two-storey, there are a limited number of bungalows, resulting in a varied streetscape.

Background and proposal

The application seeks full planning permission for the demolition of the existing bungalow and the erection of a detached two-storey dwelling providing five bedrooms, together with associated landscaping works.

The proposed dwelling would be positioned broadly on the footprint of the existing bungalow and would be set back from the highway. The ground floor would comprise living accommodation including a kitchen, dining and living area, utility room, WC and an integral single garage, with five bedrooms and associated bathroom facilities proposed at first-floor level.

In terms of design, the proposed dwelling would incorporate a pitched roof with gable features and would be finished in a combination of facing brick and areas of timber cladding, with plain clay roof tiles. The proposal includes a recessed balcony and Juliet balcony, and the installation of rooflights. External works include alterations to the existing access and driveway, provision of on-site parking, and associated soft landscaping within the site.

This application is materially identical to the approved scheme (F/22/93437) that granted in November 2022.

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 Chandler's Ford and Hiltingbury Character Areas (Kingsway) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - ii) no healthy or mature trees would be felled or likely to be damaged.
 - iii) the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.
- Planning permission was previously granted under reference F/22/93437 in November 2022 for a materially identical scheme. While that permission has since expired, the approved proposal remains a material planning consideration of significant weight. There have been no material changes in site circumstances, surrounding land uses, or relevant planning policy since that permission was granted which would warrant a different conclusion in principle.

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 application site is located within a mixed residential street characterised predominantly by detached dwellings set within relatively spacious plots, with a prevailing two-storey built form and a limited number of bungalows. As such, the replacement of the existing single-storey bungalow with a two-storey dwelling would be consistent with the established character of Grosvenor Road and would not appear incongruous within the street scene.
- While the proposal would represent an increase in height and bulk compared to the existing bungalow, it would remain proportionate to the plot size and would be comparable to the scale of neighbouring two-storey dwellings within the street. The proposal would not result in an over dominant or visually intrusive form of development when viewed from the public realm.
- In terms of siting, the proposed dwelling would be positioned broadly on the footprint of the existing bungalow and would maintain a similar set-back from the highway. This approach reflects the existing building line along the street and ensures that the proposed development would integrate comfortably within its surroundings.
- The proposed design incorporates a pitched roof with gable features and would be finished in a combination of facing brick and areas of timber cladding, with plain clay roof tiles. These materials and design elements are considered to be appropriate within the context of the varied architectural styles present along Grosvenor Road.
- The recessed balcony represents a contemporary design feature which is not characteristic of the immediate street scene. However, due to its rear siting and integration within the overall form of the building, it would not result in any adverse visual impact on the character or appearance of the area.

Impact on residential amenity

Loss of light and overshadowing

- Objections have been received from neighbouring occupiers raising concerns regarding potential loss of light and overshadowing arising from the increased height and scale of the proposed dwelling.
- The proposal would replace an existing single-storey bungalow with a two-storey dwelling. However, the surrounding street is characterised predominantly by two-storey detached dwellings. The proposed dwelling would be positioned broadly on the footprint of the existing bungalow and would maintain a similar set-back from the highway. As such, the proposal would not introduce a materially different siting relationship with neighbouring properties when compared with the existing situation.
- In support of the application, the applicant has submitted shadow diagrams for the spring equinox, autumnal equinox, and summer solstice, illustrating a comparison between the existing and proposed scenarios at selected times of day. The diagrams indicate that, while there would be some change in the distribution of shadow as a consequence of the increased height of the replacement dwelling, the extent of any additional overshadowing would be limited. Having regard to these diagrams, together with the siting and scale of the proposed dwelling, it is not considered that the proposal would result in an unacceptable loss of light to neighbouring gardens or principal habitable room windows.

Overlooking and loss of privacy

- The proposed development includes a recessed balcony and Juliet balconies at first-floor level. While these features raise potential concerns regarding overlooking, their design and siting have been carefully considered.
- The recessed balcony is located to the rear of the dwelling and is set within the building envelope, which limits the opportunity for direct views towards neighbouring properties. In addition, Juliet balconies do not provide usable external standing space and function primarily as glazed openings rather than external amenity areas. As such, they do not materially increase opportunities for overlooking beyond those typically associated with first-floor windows.
- It is also noted that the first-floor side-facing windows serve bathroom and en-suite facilities. These windows would be expected to be obscure glazed and non-opening below 1.7 metres above finished floor level, thereby preventing any direct overlooking of neighbouring properties.

Noise and disturbance

- Concerns have been raised regarding potential noise impacts associated with the proposed development. It is noted that the application does not include the installation of a heat pump or other fixed plant or machinery. As such, the proposed use of the dwelling is not considered to give rise to any significant noise impacts over and above those typically associated with a residential use.

Construction impacts

- Concerns have also been raised regarding disturbance during the demolition and construction phase, including noise, dust, parking and access arrangements, and the potential obstruction of neighbouring driveways. These

matters are acknowledged; however, they relate to temporary impacts associated with the construction process rather than the long-term use of the development. Such impacts are common to development proposals of this nature and can be suitably mitigated through the imposition of appropriate planning conditions or informatives.

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.
- An updated Ecological Impact Assessment (November 2025) has been submitted in support of the application, updating the previous survey undertaken in 2022. The assessment confirms that the existing bungalow has negligible potential to support roosting bats. Records of bats and hedgehogs are noted in the wider area, together with nesting swifts. However, no evidence of protected species using the building has been identified.
- The Council's Ecologist has reviewed the submitted information and raises no objection to the proposed development. The Ecologist advises that a series of precautionary measures and informatives should be included to safeguard wildlife during demolition and construction works.
- In respect of Biodiversity Net Gain (BNG), the submitted small sites metric demonstrates that a proportion of on-site biodiversity enhancement would be achieved, with the remaining shortfall to be addressed through the purchase of off-site biodiversity units. The Council's Ecologist confirms that this approach is acceptable in principle. The metric will be required to be updated at the discharge of conditions stage to confirm delivery of the off-site biodiversity units in accordance with national requirements.

Trees and landscaping

- The application site contains mature trees located primarily to the rear of the plot. A Tree Protection Plan has been submitted in support of the application.
- The Council's Tree Officer has reviewed the submitted information and raises no objection to the proposal. It is confirmed that, despite their age and proximity to the proposed works, the retained trees can be adequately protected, subject to the implementation of the approved Tree Protection Plan.
- Accordingly, it is recommended that a condition be imposed requiring the development to be carried out in full accordance with the approved Tree Protection Plan, with protective measures to be installed prior to the commencement of any works on site and retained for the duration of construction.

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.

- The submitted parking layout plan demonstrates that the front driveway area can accommodate two car parking spaces, with a further space provided within the integral garage, which meets the Council's parking standards.
- Sufficient space is also provided within the site to allow vehicles to manoeuvre and enter and exit the site. Accordingly, the proposed parking provision is considered acceptable.

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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐
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