

DELEGATED OFFICER REPORT

Application Ref: X/25/100549

Site Address: 1 MERDON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EF

Case Officer: Katie Lasham

Description: Variation of Condition - Condition 1 (Plan 01 Rev D) of approved planning application H/24/97375 - Two storey front porch extension. Garage conversion to habitable. Conversion of integrated garden store to habitable, and elevational alterations.

Particular Site Constraints?	Yes ☒	No ☐
• Tree Preservation Order • Within Urban Edge		

Planning History?	Yes ☒	No ☐
The site has a lot of planning history but the planning application of direct relevance to this proposal which this application seeks to vary condition 1 of is: H/24/97375: Two storey front porch extension. Garage conversion to habitable. Conversion of integrated garden store to habitable, and elevational alterations. Approved May 2024.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Trees	No objection		
Ecology	No concerns with amendments to scheme if they do not create alterations in the location of the Preliminary Roost Appraisal (images shown in 4.3.1.1 and 4.3.1.2. No alterations of concern between approved permission and this amendment.		

Site Visit:	Yes ☒	No ☐
Details: 14/01/2026		

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 Appraisals.

Assessment:
<u>Summary of proposal</u> This application seeks to vary condition 1 of the extant permission H/24/97375 which sought permission for a two-storey front porch extension, a garage conversion to habitable space, a conversion of an integrated garden store to habitable space and elevational alterations. The site is a large dwelling on a large plot in a residential area of Chandlers Ford. A Tree Preservation Order covers the entirety of the site, with two TPO trees to the rear elevation of the site.

The only alteration proposed to the extant permission under this variation of condition application is the increase in height of the approved front gable.

Assessment

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The modest amendment in the design of the scheme which proposes an increase in height of the front gable is suited to the host dwelling in terms of its form, scale and appearance and does not over dominate the dwelling or roof form.
- The design and layout continue to respect the character and appearance of the locality through this amended proposal.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space for neighbouring dwellings.
- The development accords 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.
- The tree officer was consulted on the proposal and raised no objection to the amended scheme, noting that only a modest alteration in height to the front gable is proposed which is set away from the protected trees. As such there will be no adverse impact upon trees or other natural features worthy of retention.
- The ecology officer was consulted on the proposal and did not raise any concerns if the proposed amendments remain set away from the areas identified within the Preliminary Roost Assessment (PRA) (images 4.3.1.1 and 4.3.1.2). The minor alteration in the gable height remains set away from the areas to the roof identified in those images of the PRA. Condition 4 of the extant permission which requires compliance with the Preliminary Roost Assessment will be added to this application to ensure the mitigation and enhancement proposals are still applied.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...