

DELEGATED OFFICER REPORT

Application Ref: H/25/100559

Site Address: 130 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HQ

Case Officer: Katie Lasham

Description: Erection of two storey front extension and two storey rear extension. Partial demolition of existing garage to be replaced with a study/utility extension and alterations to remaining garage. Proposed first floor pitched roof to replace existing first floor flat roof and alterations to external dwelling and fenestrations.

Particular Site Constraints?	Yes ☒	No ☒
Within a great crested newt IRZ		

Planning History?	Yes ☐	No ☒
No planning history of relevance to this proposal.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One letter of objection from neighbouring resident, raising the following issues: <i>Overdevelopment / character and appearance</i> • Overdevelopment of the plot • Size of extension is out of scale and does not respect the character of the local area. • Design of dwelling is out of character with height and bulk not in keeping and will harm visual amenity of neighbouring residents. • Roof design / angle is not in keeping with neighbouring dwellings. • Overdevelopment with loss of garage will remove further parking spaces, when it should increase parking spaces. • On-street parking will impact on traffic safety which is used by school children on their way to schools in local area, with serious traffic accidents on the road this year. <i>Loss of light</i> • Loss of natural light from first floor windows to rear windows of no.128 due to proposed two storey extension. • 45-degree line broken to upstairs window which would lose a harmful amount of light (and room has a low window so even more light is lost). • 45-degree line measured from theoretical extension of what can be carried under Permitted Development, not that of the actual proposal. • No Daylight/Sunlight provided to demonstrate acceptable light is retained. • Harmful loss of light onto no.132 Park Road. • Rear extension proposed angles inwards, making loss of daylight worse <i>Loss of privacy</i> • Loss of privacy and overlooking onto no.128 Park Road by way of the proposed rear windows and length and height of the rear extension. • Significant loss of privacy onto the neighbour due to proposed side window with no existing windows on this side elevation. Even if the		

	window was to be obscure glazed, it wouldn't be when opened, it could then later alter to being clear glazed. • Harmful loss of privacy onto no.132 Park Road. • Rear extension proposed angles inwards, making loss of privacy worse. <i>Tunnel effect</i> • A significant extension already exists at no.126 creating overshadowing onto no.128 and the extension of no.126 forms the boundary as it is a semi-detached property. Proposed extension would create a tunnelling effect, angling closer to their patio. <i>Building works and access to property during construction</i> • Considerable noise and disruption during building works • Digging new foundations could undermine foundations of the older part of the property and no.128 and the main sewer outlet which extends out of the property would be within a few feet of the new foundations. • Ground works development could extend into the property at no.132 • Access to the rear of the property would need to be made during construction and no space on side of no.132 and so only option is no.128 but they would not give permission for hedges / fences to be removed to facilitate this. <i>Removal of trees / hedges</i> • Harmful impact on trees and hedges with the foundations coming close to impacted trees and hedges at no.128 and 1 Paulson Close. Removal of some of these required for works to be undertaken. • Due to angle of the rear extension going inwards towards no.128, it makes impact on hedges worse. • Application form inaccurate as applicant has ticked that no trees will be impacted by proposal. • Development will have a harmful impact on root systems of existing hedge lines at no.128 and no.130 and similar issues at no.132, potentially killing the hedges. <i>Other matters</i> • Gap between no.130 and no.132 already too small and extension worsens this, and front extension harms the character and appearance of the area. • Neighbouring units at no.132 Park Road and no.1 Paulson Close may not have seen plans as properties are vacant due to recent purchases. • Development when complete will have harmful noise impacts on surrounding dwellings. • If no.128 wanted to do a similar extension in the future due to the angling of the houses coming together as they extend backwards, the houses would be too close for permission to be granted.
Parish Council:	No Comment
Ecology Officer:	The ecology officer requested that photos be taken of the site to determine whether any bat surveys would be required. Photos were provided and the ecology officer did not find any potential roosting features that would be affected by the proposal. An informative note has been requested to be added if the application is recommended to grant. Biodiversity enhancements are also required.
Tree Officer:	The tree officer states that whilst there are several small trees and shrubs including on neighbouring land, these are not so significant to warrant an objection to the proposal.

Southern Water	Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.
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Site Visit:	Yes ☒	No ☐
Details: 14/01/2026		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Summary of site and proposal

The application site is located within a residential area to the north of Chandlers Ford. The area is characterised by a mixture of two-storey detached and semi-detached dwellings, bungalows and chalet bungalows with dwellings comprising a variety of architectural styles. Properties on this road are set back from the road frontage with front parking available allowing the road to offer an open appearance despite modest gaps between dwellings. Mature trees are situated along Park Road, creating a verdant character to the road.

No.130 Park Road is a two-storey detached dwellinghouse that comprises a side gable roof to the main dwelling, with a set down and set back two-storey flat roof section of the dwelling. The flat roof two-storey part of the building leaves a very minimal gap between the application site and the neighbouring dwelling at no.132 Park Road.

The application proposes to create a gable roof to the existing flat roof section of the roof, a two-storey rear and front extension is also proposed as well as partial demolition of the existing garage to be replaced with a study and utility extension.

Principle of Development

The development is within the urban edge where the principle of development is acceptable, in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires any new development to not have an unacceptable impact on the character and appearance of the area, and where possible proposals should create a betterment.

The proposed alteration of the existing first floor flat roof element of the building to be replaced with a gable roof is a welcome addition to the proposal as it better assimilates with the host building, offering a betterment in design principles, and remains subservient from the ridge. Whilst the third-party objection notes there is already a small gap between no.130 and no.132, the gap does not get any closer with the gable roof added to the flat roof. The increase in roof space and filling of more of the gap is not considered so significant as to harmfully impact the character of the area.

The two-storey front extension will extend above the existing porch and proposes a front gable roof form that assimilates well with the existing dwelling, which is set well down from the ridge line offering subservience to the main dwelling. The single-storey canopy to the front is also acceptable, where it matches the roof pitch of the gable of the front extension. The modest scale in width, height and depth of the front two-storey extension ensure it does not appear overly dominant against the host dwelling and will not harmfully impact the character and appearance of the area, nor will it harmfully disrupt the pattern of front building line of neighbouring dwellings.

The rear two-storey extension is visible from the street scene of Paulson Close and as such design principles are of importance to the rear elevation. The two-storey extension proposes a dual pitch roof, which is of an acceptable design as it ensures the ridge of this extension, whilst not matching the existing roof form, remains set well down from the main ridge line and offers a design that does not appear unduly out of keeping with the host dwelling. The two-storey rear extension will extend out 3.3metres which is an acceptable size to not appear overly dominant within the street scene.

The alterations to the garage and the outbuildings to create a utility, garage and study area are also acceptable to not cause undue harm to the character and appearance of the area as they remain single storey in scale despite proposing a modest increase in height and retain the flat roof design to minimise visibility from the surrounding area.

The materials proposed include render at ground floor and cladding to the first floor on the front and side elevations and brickwork to the rear extension. Cladding is not a common material utilised along Park Road, however the road comprises varying architectural styles therefore this material will not appear at odds with the local area.

The proposal is not considered an overdevelopment of the plot and responds appropriately to the character of the local area. The scale and height of the front and rear two-storey extensions are considered acceptable and do not cause undue harm to the area, particularly as the roof bulk added has been minimised by offering set down and subservient ridge lines.

For the reasons discussed, the design of the dwelling is suited to the host dwelling in terms of its form, scale and appearance and will preserve the character and appearance of the area as such is in accordance with the aims of Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Impact on residential amenity

Policy DM1 of the Local Plan requires all new development to preserve the residential amenity of neighbouring dwellings. There are many neighbours within the vicinity of the site. Those discussed below are impacted by the proposal with all other neighbours a sufficient distance away to not be impacted.

No.132 Park Road

This neighbouring dwelling is located to the north of the application site. The proposed alterations to the existing first floor flat roof altering to a gable roof is not considered harmful to their residential amenity as the roof form does not extend beyond the existing rear building line of this neighbouring property, ensuring that there is no harmful loss of light or overshadowing created. The front two-storey extension and proposed porch canopy are also set sufficiently away to ensure there is no harmful impact on their amenity. The new ground floor side window serving the hallway is acceptable to not create any harmful overlooking / loss of privacy onto the neighbour as it will face onto the neighbouring brick wall which has no existing windows.

The proposed two-storey rear extension is set sufficiently far away from this neighbouring dwelling to not create any harmful loss of light, overshadowing or overbearing impacts, with the rear extension set over 2.75metres away from the side building line of no.128. A 45-degree line from the impacted neighbouring windows has been provided to demonstrate

that a sufficient level of light will be retained to the impacted rear window, with the extension not obstructing the 45-degree line.

The proposed window to the rear elevation serving bedroom 3 will create a new outlook onto the private garden area of the neighbouring dwelling at no.128. A condition has been added to ensure that the proposed window is obscure glazed and fixed shut below 1.7metres to not create any harmful overlooking or loss of privacy onto their immediate garden area.

The proposed alterations and partial demolition of the garage extension will not create any undue harm to this neighbour as the modest increase in height (maximum increase of 0.5metres at any one point) will preserve their amenity, and the footprint remains as existing.

No.128 Park Road

This neighbour is located to the south of the application site and is set sufficiently far away from the garage alterations to ensure their amenity is preserved with no harmful loss of light, overshadowing, loss of privacy / overlooking or overbearing impacts created by this element of the proposal.

The two-storey front extension is set over 8.5metres away from the nearest side building line of no.128 and proposes no first-floor windows on the south side of the extension, ensuring in this regard their residential amenity is preserved.

The proposed 3.3metre two-storey rear extension retains a gap of 3.2metres between the side building lines of no.128 and no.130, offering a suitable separation to ensure the extension does not appear overbearing on this neighbour. The angled orientation of no.128 does not create any worsened overbearing impacts.

The proposed first floor plan has a 45-degree line annotated, taken from the centre of the impacted neighbouring first floor window which demonstrates that the proposed two-storey extension does not harmfully obstruct natural daylight from entering their first-floor window. The angled orientation of no.128 does not create any worsened loss of light / overshadowing impacts.

The objector at no.128 Park Road raises concerns that a tunnelling effect will be created due to the proposed two-storey rear extension at no.130 Park Road and the existing single-storey rear extension at no.126 Park Road. A site visit was undertaken on 14 January to assess all impacts of the proposed extension on surrounding neighbours; the two storey rear extension will not create a harmful tunnelling effect, particularly noting the single-storey rear extension to no.126 is set well in from the side boundary line of no.128 and is single-storey in scale only.

An en-suite window serving bedroom 1 is proposed to the first-floor elevation facing onto this neighbour. To ensure there is no harmful overlooking onto no.128, Condition 4 has been added to the proposal for the window to be fixed shut below 1.7metres and obscure glazed. The third-party representation raised concerns that the window would not be obscure glazed when open and could later be altered to clear glazed. The condition is clearly worded to ensure the window is to be obscure glazed in perpetuity and the window cannot be opening below 1.7metres to ensure there will be no harmful overlooking or loss of privacy.

Therefore, the scale of the rear two-storey extension will not create a significantly harmful loss of light or overshadowing onto this neighbouring dwelling, there is no unacceptably harmful loss of privacy or overlooking created onto this neighbour and the extension is set well in from the side boundary to ensure the proposal is not significantly overbearing or oppressive on this neighbour. The third-party representation stated that no daylight or sunlight assessment was provided; the scale of proposal does not warrant this assessment and a 45-degree line not being obstructed is an entirely acceptable way to demonstrate there will be no unacceptable loss of light / overshadowing onto no.128. The objector also states that the 45-degree line has been assessed on the theoretical extension of what can

be carried under Permitted Development, not that of the actual proposal. The line has been taken from the centre of the affected window of no.128 and does obstruct the proposed development or the theoretical Permitted Development.

No.1 Paulson Close

This neighbour is set to the rear of the application site, with the side elevation of this neighbour facing onto the rear elevation of no.130 Park Road. The proposed two-storey rear extension is to retain at least 14metres from the rear building line to the rear curtilage line to ensure a suitable distance is retained. There are no side windows of this neighbouring dwelling, ensuring there is no loss of privacy or harmful overlooking created by the proposed extension. Therefore, the residential amenity of this neighbour is preserved.

The third-party representation has objected as the proposal will create noise during construction works. This is not a material planning consideration. They have also objected on noise impacts once the development is complete. The proposal will remain in residential use, serving as one family unit and thus will not create undue harm by way of noise impacts, in accordance with the aims of Policy DM8 of the Local Plan.

For the reasons stated above, the application is acceptable in all regards to ensure that residential amenity is preserved, in accordance with Policies DM1 and DM8 of the Local Plan.

Impact on parking

The application proposes to increase the number of bedrooms in the dwelling from a 4-bedroom property to a 5-bedroom property. The Parking Standards SPD requires all 4+ dwellings to have three parking spaces. The property currently comprises two off-road tandem parking spaces. The existing garage within the property falls short of the width required to be an acceptable parking space, with the Parking Standards SPD stating the size of each garage parking space should be 3.2mx6m and the existing garage is 2.2mx7.2m. The decrease in the size of the garage in the proposal to 2.2mx4.3m is therefore not considered harmful to parking as the existing garage falls short in width to be considered an suitable parking space.

The provision of a 5-bedroom house with two tandem parking spaces does fall short of the requirements of the Parking Standards SPD, however even as existing it falls short of the standards and as this is to be utilised as a single family unit, the impact onto the surrounding area of one additional bedroom is not so substantial as to create material harm. The addition of one bedroom will not create such harmful additions to the street if on-road parking is used that it would create unsafe traffic movements, thus remains in accordance with Policies DM1 and DM14 of the Local Plan.

Impact on ecology

There are records of bats, stag beetles and hedgehogs in the area therefore the ecology officer requested photos of the site to ensure that there would be no harm to this wildlife. Photos were provided and the ecology officer did not see any potential roosting features that would be affected by this proposal, raising no objection.

As this application is a householder proposal, a 10% biodiversity net gain is not required, however in line with Policy DM11 of the Local Plan, a biodiversity enhancement is required.

There are no likely significant impacts on the SPA.

Impact on drainage

Southern Water were consulted on the proposal and confirmed that the flow rate for the site will remain consistent and made clear capacity is not an issue. As no Southern Water assets will be affected they raise no objection to the proposal.

Impact on trees

The application site and neighbouring dwellings comprise a variety of hedging and small trees. The third-party objection also raises concern regarding the impact on trees and hedges and their root systems, and the angle of the rear extension exacerbating the harm. The tree officer was consulted regarding the proposal and raised no concern with the extension, stating that none of the trees or hedges are of such significance to raise an objection. As such the impact on trees is acceptable and in accordance with Policy DM11 of the Local Plan.

Other Matters

The third-party representation has objected because if they (no.128) wanted to do a similar extension in the future, this proposal would be too close to their dwelling for planning permission to be granted. The Local Planning Authority will assess the planning application on any material planning considerations including any submitted or approved planning applications and will not object on the potential that an application may at some point in the future be submitted.

It has also been raised by the third-party representation that neighbouring units at no.132 Park Road and no.1 Paulson Road are currently vacant so the owners may not have seen the proposal. The Local Planning Authority have written to all impacted neighbours to inform them of the application as per the Councils duty to consult the public. The regulations are set out in Town and Country Planning (Development Management Procedure) (England) Order 2015/595 article. 15: Publicity for applications for planning permission and the Council have fulfilled their duty of serving the notice to any owner or occupier adjoining the land to which the application relates by way of sending a letter to the property informing them of the development.

The third-party representation has stated that the development will require access to their neighbouring garden during construction, and they will not permit this. This is not a material planning consideration and would be subject to the Party Wall Act. Furthermore, potential impact on neighbouring dwellings foundations / fencing due to construction works is also not a material planning consideration. The comment that ground works may extend into no.128 is unfounded and the development is only permitted to be carried out within the red site outline. The development being within proximity of sewers is also not a material planning consideration and would be suitably overseen by Building Control.

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 ...