

DELEGATED OFFICER REPORT

Application Ref: H/25/100206

Site Address: 69A HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5NQ

Case Officer: Charlie Vallis

Description: Alterations to front elevation, dormer en-suite added above garage & single storey rear extension

Particular Site Constraints?	Yes ☐	No ☐
• Within the urban edge • Tree Preservation Order (266-E; 132-E) • Southern Water (surface water and foul sewer 2m buffer)		

Planning History?	Yes ☐	No ☐
• Z/06100/003 – Two storey side extension – Permit – Feb 1980 • Z/06100/005 – Two storey side extension and single storey rear extension – Permit – Apr 2000 • Z/06100/006 – Two storey side extension and single storey rear extension – Permit – July 2000		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
	19/1/26: I have reviewed the site photos and do not see any obvious potential bat roost features. Please add the following informative to the decision notice along with the other information required in the previous ecology response: <i>In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works.</i> Biodiversity enhancements can be agreed before determination or can be conditioned.		
Tree Consultant:	10/12/26: Whilst there are some good trees nearby, including a protected pine, there should be no trees directly impacted. The only point of concern would be with the indirect impacts from construction access and activities, such as material storage. However, this can be mitigated with a suitable condition.		
Southern Water:	21.11.25: Provided an extract showing the approximate position of existing sewer crossing the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit: https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf The 175mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:		

	https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.
Scotia Gas Networks (SGN):	12.11.25: Information provided in relation to the location of SGN assets/pipes and advice in respect of working in the proximity of underground services.
Scottish & Southern Electricity Networks (SSEN):	12.11.25: Information provided in relation to the location of SSE assets/service cables and advice in respect of working in the vicinity of underground cables.

Site Visit:	Yes ☒	No ☐
Details: 10.12.25		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Chandler's Ford and Hiltingbury Character Area (2 – HILTINGBURY ROAD WEST).

The Hiltingbury Road West Character Area guidance states that development proposals should:

- Ensure that sufficient garden depths are retained;
- Not result in the loss or damage of healthy trees;
- Be of an appropriate design that is compatible with the character of adjacent good quality properties and fit well with the street scene;
- Respect the existing building line along street frontages.

Assessment:

Site and proposals

The application relates to a two-storey detached house on the southern side of Hiltingbury Road. The site lies within the urban edge and within the Hiltingbury Road West Character Area.

The application proposes alterations to the front elevation including the enclosure of the existing porch canopy and replacement/addition of hanging tiles. Also proposed is the construction of a side dormer to the east elevation and a single storey rear extension in line with the rear wall of the existing single storey projection.

Design and layout:

The design of the proposed extensions and alterations are suited to the host dwelling in terms of its form, scale and appearance. Replacing the existing green hanging tiles with brown hanging tiles and their addition to the top of the existing two storey side extension and around the proposed side dormer is likely to sit comfortably with the host dwelling and its character area. Initially tea green composite cladding was proposed rather than hanging tiles. This would have been considered overly prominent and not complementary to the existing external materials. The change to hanging tiles and retention of 1no. to the

front elevation is not considered significant enough to warrant re-consultation, as the changes bring the proposals more in line with the existing building.

The proposed rear extension and enclosure of the front porch are considered modest additions appropriate in size and scale to the host dwelling and surrounding properties; The proposed side dormer is not likely to be an overly prominent addition and would sit comfortably within the locality, given that it is set back from the front elevation and constructed of muted external materials.

The proposals would not result in overdevelopment of the site, retaining sufficient rear amenity space and meeting parking standards, with 3no. car parking spaces shown on the front drive.

Residential amenity:

Due to the modest depth and roof design of the proposed rear extension, significant impacts on adjacent neighbours in terms of loss of light, outlook and privacy are unlikely. The impact of the proposed side dormer on neighbouring privacy is also adequately mitigated through obscure glazing which will be secured via a condition.

Trees and nature conservation:

A condition will be placed on any approval ensuring that development related works do not take place in the Root Protection Area of any protected tree. As such, there will be no adverse impact upon trees or other natural features worthy of retention.

In consultation with the Council's Ecologist, protected species' are unlikely to be adversely affected by the proposal. Informatives regarding the applicant's legal duty in relation to bats as well as recommended biodiversity enhancements will be placed on the decision.

Other matters:

An informative note has been placed on the decision notice in relation to nearby Southern Water assets, to make them aware of their duties in this regard. 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; (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 ☐
Comments ...		