

DELEGATED OFFICER REPORT

Application Ref: H/25/100639

Site Address: 5 PORTEOUS CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 2DG

Case Officer: Gina Aftanas

Description: Single storey rear extension with internal alterations to include a disabled wet room. Alteration to fenestration.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge 1000 year extent surface water within boundary line		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3 Porteous Crescent – Support We understand the Parmar family have applied for planning permission to build a single storey rear extension and we are writing to let you know that we have no objection with them building the extension adjacent to our side boundary and ground floor dining room window. We are also happy with the proposed extension depth of 4.95m. We absolutely have no issues or objections and are happy for the building work to go ahead without any hindrance or delays, so can you please grant them building permission, subject to all necessary approvals.		
Parish Council:	No Comment Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 09/01/2026 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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.

Proposal:
This application seeks approval for the construction of a single-storey, flat-roof rear extension, together with alterations to the existing fenestration. The proposed rear

extension would measure approximately 4.275m in depth, 5.525m in width and 3.3m in height at its highest point. It would be finished in materials to match the host dwelling and would include 1no. window and 1no. door facing the rear garden and 1no. rooflight. The proposed fenestration alterations include the removal of an existing door on the front elevation to be infilled using brickwork to match the existing porch.

The initially submitted plans featured dimensions of 4.95m in depth, 5.525m in width, and 3.3m in height. However, these were considered too large and imposing, prompting a request for a reduction in depth. As a result, the depth has been reduced by 0.675m to the revised 4.275 measurement.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located to the north of Porteous Crescent, west of Oakmount Road in Chandlers Ford. The property is set back from the road by way of block driveway, with the rear fully enclosed utilising brick and fence boundary treatment. The surrounding area is residential in nature featuring similar style house-types with differing frontages.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The initially submitted plans resulted in a structure that was considered overly dominant and overbearing in relation to the neighbouring property and the public realm. Amended plans were subsequently received on 22/03/2026, incorporating a reduction in depth, and whilst the extension remains relatively large it is considered to be of a more appropriate scale in relation to the existing building and its relationship to the neighbouring property.

The amended proposal is appropriate to the host dwelling in terms of its form, scale and appearance, achieved through a subservient, single-storey design and the use of materials that match the existing property. Flat-roofed rear extensions are a common feature within Porteous Crescent and, as such, the proposal would integrate well within the surrounding area.

As the property is located at the end of a terrace and abuts a public pathway, the extension would be visible from the public realm. However, the reduced scale - comparable to development that would be acceptable under permitted development regulations (prior approval) - together with the use of matching materials, ensures the proposal would be appropriately integrated into its surroundings, preventing undue prominence and avoiding an unacceptable impact on the street scene.

The proposed amendments to the porch fenestration represent a minor change and do not result in any increase to the building's footprint. As such, they would integrate well within the street scene and surrounding area, where a variety of porch styles already exist, including examples similar to the proposed design. The nearest comparable example is number 1 Porteous Crescent, which features a porch of the same style.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal therefore aligns with the established character of the locality and meeting the requirements of Policy DM1.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The neighbouring property at number 3 Porteous Crescent, will likely be affected by this proposal. Its large depth is expected to cause a reduction in light to the nearest window which serves a dining room. However, the reduction in depth from the initial plans make any loss of light the neighbour may experience, less harmful, and as the window serves a dining room rather than a main habitable room such as a living room or bedroom, the impact is not considered so harmful as to warrant refusal of the application. There are no windows proposed on the side elevations of the extension, preventing any overlooking, and ensuring that the neighbouring residents' privacy is not affected.

The neighbouring properties to the south-east directly face the site. These properties are situated on a lower slope than those opposite, and as such, a change to their outward views is anticipated. The closest property, No. 9 Porteous Crescent, is located approximately 11 metres from the proposed development and a site visit to this property was carried out to assess the potential impact. While the proposal will result in an alteration to views from these properties, given the separation distance it is not considered that this would be significantly harmful to neighbouring amenity. The extension is also not expected to result in any adverse impacts in terms of loss of light, overlooking, or overshadowing to these nearby neighbours, given the separation distance, the sun's path which falls behind these properties, and the absence of windows to the proposal.

In conclusion, 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.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐