

DELEGATED OFFICER REPORT

Application Ref: H/25/100676

Site Address: 8 WEARDALE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3BH

Case Officer: Gina Aftanas

Description: Erection of a single storey, pitched roof side extension following demolition of existing flat roof extension.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Bats recorded in the area Weardale Road and Trevoise Crescent character area appraisal		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/01/2026 – 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; Character Area Appraisal "Weardale Road and Trevoise Crescent". This is an area predominantly of bungalows. There is a change in levels. Development proposals should ensure that: • The design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and where appropriate should not include a ridge line which is significantly higher than those of the existing bungalows. • 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. • Any development or redevelopment takes into account any change in levels across the area.

Proposal:

This application seeks approval for the erection of a single storey, pitch roof side extension following demolition of existing flat roof extension. The proposal measures approximately 3.37m in width, 2.25m to the eaves, 3.32m to the pitch in height and 8.54m in depth. The proposal also includes 1no. window to the front elevation, 1no. window and 1no. door leading to the rear garden as well as 3no. roof lights with materials to match the host dwelling.

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 detached dwelling located mid-way along Weardale Road, west of Oakmount Road in Chandlers Ford. The property is set back from the road by way of gravel driveway with the surrounding area residential in nature featuring different style house-types.

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 design of the extension is suited to the host dwelling in terms of form, scale and appearance by use of subservient design and matching materials. The positioning of the extension means it will be seen from the public realm, and although it is a large addition to the property, the single storey, pitch roof design and use matching materials will allow the development to fit in within the surrounding area and not appear overbearing or out of character. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and the Weardale Road and Trevose Crescent character area appraisal.

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 6 Weardale Road will be affected by this proposal due to its close proximity to the development. The pitched roof design and low eaves height of the proposal will minimise any potential overbearing impact or loss of light. Furthermore, the absence of windows on the eastern elevation ensures there will be no overlooking to this neighbouring property.

The neighbouring to the west of the property, at number 10 Weardale Road, The property will not be adversely affected by the development, owing to the proposal's location on the opposite side of the site and the substantial separation distance.

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.

Ecology

Due to records of bats near the site, the Council's ecology team were consulted as part of this application. After reviewing the site, they have concluded no objection to the proposal, subject to the following informatives being included within the decision notice.

- 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-abat-during-works>.
- Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/buildings-planning-and-development/batboxes/putting-up-your-box>) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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 ☐