

DELEGATED OFFICER REPORT

Application Ref: H/25/100247

Site Address: 7 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GQ

Case Officer: Gary Osmond

Description: Erection of detached garage with first floor accommodation following demolition of existing conservatory

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Orders in close proximity - 7 Valley Road is a Locally Listed Building		

Planning History?	Yes ☒	No ☐
F/23/95608 - Construction of 1No. four bedroom detached dwelling, including carport and amenity space – Approved Jan 2024		
F/22/92765 - Erection of 1no. two-storey 3-bedroom and 1no. two-storey 4-bedroom detached properties – Withdrawn Jun 2022		
F/04/52444 - Erection of 3no. four bed chalet bungalows with vehicular access from Valley Road and erection of detached garage rear of 7 Valley Road – Approved Dec 2004		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Chandler's Ford Parish Council:	The Parish Council requests a condition is applied to the effect that the new garage, and accommodation above, can only be used for the purposes of ancillary to the main property, and not to become a separate habitable property.		
Trees:	Whilst there are a number of protected trees on site and within influencing distance, we do not feel that the proposed garage will directly impact them. Condition requiring works to be undertaken in accordance with the submitted arboricultural impact assessment and method statement.		
Heritage:	Although not within a conservation area or statutorily listed, this building together with some of its neighbours is locally listed and as such needs more care with alterations than an unlisted one. It is one of four in this category amongst about a dozen Edwardian properties at this end of Valley Road where it meets Park Road. A significant development in the Edwardian era of Chandler's Ford growth. This scheme is to build a generous double garage with home office above on the east side of the house between it and the drive to the new development of Cypress Grove behind. This will replace the existing conservatory and the materials utilised are a close match to those of the existing house; red brick with tile hanging above on the gables at either end under a slated roof with conservation roof lights. The roof is hipped back and front, in keeping with the host building, with a gable over the front first floor window which has glazing bars to give an Edwardian flavour and double garage doors beneath with top glazing in a wide arched opening providing more than expected interest. The side windows, which will be close to the pavement and therefore easily read with the front elevation, contain glazing bars to match the house windows.		

	The submitted site plan shows the garage front placed level with the front of the house. As this new building is much later than the existing, it should be subservient to it, which can be achieved by setting it back from the frontage. Ideally this would be where the existing conservatory is which is approximately 3m back but two metres would suffice. This is a carefully detailed design taking clues from the existing building with a finely balanced exposed side elevation and a bit of fun with the garage door to the front which will provide an enhancement to the locale, but as it is a late addition to the site of a locally listed building, it should be subservient to the main building by being set back from the frontage by a couple of metres. Holding objection.
Ecology:	Further details of extension to be removed requested to assess potential presence of bats. Biodiversity enhancements such as bird and bat boxes also recommended.
Southern Water:	No objection.

Site Visit:	Yes ☒	No ☐
10/02/2026 – See separate photos.		

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, DM12, and DM14. Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals; Trees and Development.

Assessment:
Proposals: The application seeks consent for the construction of a detached double garage with first floor accommodation. It would have a footprint of 55.6 square metres (6.7 x 8.3 metres), a ridge height of 7.3 metres with an eaves height of 3.5 metres. It would be constructed of red brick with slate roof to match that of the main house and include period features reflecting the character of the property. In order to provide room for the garage a large modern conservatory which is currently attached to the flank elevation of the main house will need to be dismantled. That now being determined is a scaled down version of that originally submitted and on which the above consultee comments were based. Policy & Principle: The application site lies inside the urban edge and within an established residential area, where the basic principle of development is acceptable. However, any formal planning approval will be dependent on how well that proposed is considered to accord with the requirements of the relevant policies within the adopted Local Plan and Supplementary

Planning Documents. The most relevant policies in this instance are Policies DM1 and DM12.

Policy DM1 requires all new development to be of a high quality design appropriate for the nature and character of the locality, as well as ensuring a good quality of amenity for future occupiers, and to minimise impact upon neighbouring occupiers and uses, as well as natural features worthy of retention.

Policy DM12 is intended to protect heritage assets within the Borough, including conservation areas, as well as nationally and locally listed buildings, by ensuring any new development does not harm the asset and is respectful to its setting and character.

Scale, Form, Layout, Design, Street Scene & Area Character:

Following initial comments and concern as to the scale of that proposed and its lack of subservience to the main dwelling, amended plans have been secured which have reduced the proposed garage to roughly two thirds the scale of that originally submitted. Whilst still quite large compared to most other garages in the locality, that now proposed is considered to be sufficiently subservient to the main dwelling and is no longer squeezed into the space available to the side of the dwelling. The garage has also been set back from the main dwelling's front elevation, again making it subservient. The reduced scale also gives more space around the structure, lessening its potential dominance within the street scene.

Heritage Impact:

No.7 Valley Road is a hansom Edwardian two storey detached double fronted villa, which has retained many of its original features. It is one of a number of Locally Listed buildings fronting Valley Road. Consideration of the proposed development's impact upon No.7 and its setting is therefore required.

As set out above, revised plans have now been secured reducing the scale of the proposed garage. It is now sufficiently subservient to the original dwelling and should not detract from its importance as locally listed building.

The design of the garage also follows queues from the main dwelling with decorative brick detailing and tile hanging under a hipped slate roof. Such detailing should complement the original dwelling and a condition requiring the materials and detailing to match that of the main dwelling.

With regards to the removal of the existing conservatory, this raises no concerns as it is a modern UPVC addition which does little to complement to original dwelling.

Parking, Access & Highways:

The existing parking to the side of the dwelling will remain relatively untouched and will still be able to accommodate at least three cars even without using the proposed garage. As such Policy DM14 and the Parking Standards SPD requirements are met.

Amenity:

Due to the position of the proposed garage and its proximity and relation to neighbouring residential properties, there will be no loss of privacy, light or outlook which would impact the amenity of neighbours. Equally, the proposed garage will not impinge upon the amenity of the applicant's property, with sufficient garden space and good quality outlook remaining.

The comments from the parish council regarding concerns that the garage could be turned into a separate dwelling are noted. However, it is not considered necessary in this instance to include any conditions preventing this as such a development would in itself require separate planning consent. Equally, use of the building for a potential business/commercial use which is not ancillary or subservient to the main residential use of the site would also require separate planning consent. Notwithstanding, an advisory note highlighting that the garage and first floor accommodation should only be used for

purposes ancillary to the residential use of the main dwelling and/or its occupiers is included.

Trees:

No.7 has a number of large trees within and surrounding its plot, the majority of which are subject to preservation orders. Whilst two very small ornamental trees will need to be removed to make way for the garage, no protected trees would need to be removed.

The protected trees closest to the garage sit to its rear. The potential impact upon these was assessed within the submitted arboricultural report, which was reviewed by the Council's tree officer, who raised no objection. This no objection response was based upon the originally submitted garage footprint, which has now been reduced and moved further away from these trees. As such, there would be even less impact upon these trees, although the tree protection condition recommended is still included.

Nature Conservation:

The comments from the Council's Ecologist regarding the potential for bats to be present are noted, although it is believed there has been some confusion. These comments relate to the demolition of the existing conservatory, which is a modern UPVC example not considered suitable as a bat roost. As such, it is very unlikely that any protected species would be harmed as a result of its removal.

Her suggestion however for the development to include bat/bird/swift bricks/boxes are noted and will be forwarded to the applicant.

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 ☐
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For the reasons set out above, the now amended scheme is considered to be acceptable and to accord with the requirements of Policies DM1 and DM12 of the adopted Local Plan and relevant SPDs. As such the application is recommended for approval subject to conditions.