

DELEGATED OFFICER REPORT

Application Ref: H/25/100057

Site Address: 1 VESPASIAN WAY, CHANDLER'S FORD, EASTLEIGH, SO53 2DE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and loft conversion including rear facing dormer.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 21 st November 2025.		

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 Appraisals (Chandler's Ford and Hiltingbury Character Areas - Scantabout and Peverells Wood)

Assessment:
<u>Site context and surroundings</u>
1 Vespasian Way is a detached two-bedroom bungalow which features a rear conservatory. The dwelling is set back from the highway behind a low brick boundary wall and front garden. A driveway runs along the side of the property, providing off-street parking and access to a detached garage within the rear garden. To the rear, the property benefits from a private garden comprising a patio area adjacent to the dwelling and a lawn beyond.
The site occupies a prominent position as the first dwelling on the right-hand side when entering Vespasian Way. The surrounding area is residential in character and is

predominantly characterised by detached properties, although some semi-detached and terraced dwellings are also present within the wider area. The properties within this locality display two broad architectural styles: a neo-Georgian style and a less formal style of houses with relatively steeply pitched roofs.

Proposal

The application seeks planning permission for a single-storey rear extension and loft conversion incorporating a rear-facing dormer.

The single-storey rear extension would replace the existing conservatory and project approximately 5.67 metres from the original rear wall, providing a sitting and dining area at ground floor level. The loft conversion would be formed through the introduction of a rear dormer, providing additional first-floor accommodation.

During the course of the application, the design of the rear dormer and single-storey rear extension has been amended. The originally submitted scheme was considered to read as a box-like first-floor rear extension, appearing overly dominant and incongruous in relation to the host bungalow, resulting in an unacceptably intrusive and visually harmful form of development.

Following discussions with the agent, the proposal has been revised to reduce the visual impact of the first-floor element. The dormer has been set in from the flank walls, and its external finish amended to tile-hanging, ensuring the upper element is visually distinct from the ground floor and more consistent with roof alterations evident on neighbouring properties within the street. It is also noted from the revised drawings that the roof form of the rear extension has been amended from a fully flat roof to a part pitched and part flat roof arrangement.

As these amendments are considered to result in an improvement to the scheme and do not give rise to any additional planning harm, no further consultation was undertaken.

Policy and Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Scantabout and Peverells Wood) which provides the following guidance on developments and that they should ensure that:
 - i) the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties.
 - ii) 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.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.

- The proposed single-storey rear extension would be located to the rear of the property and would not be readily visible from the public realm. Due to its single storey scale, the extension would appear subservient to the host dwelling and would not result in undue visual harm to the character or appearance of the property or the wider street scene.
- The revised dormer is considered to be contained within the roof form and proportionate to the host dwelling. The use of tile-hanging also ensures that the upper element reads as a subordinate roof addition, rather than a continuation of the existing wall, thereby reducing its visual prominence.
- In addition, it is noted that some properties within the street have undertaken similar roof alterations, including the dwelling opposite (2 Vespasian Way) which also occupies a prominent position at the entrance to Vespasian Way. As such, the proposed dormer would not appear as an incongruous feature within the area, and the resultant dwelling would continue to sit comfortably within the character of the street scene.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The neighbouring property most likely to experience the greatest impact is 3 Vespasian Way, due to its proximity to the application site. However, as the application site lies to the north of No.3, the potential for harmful loss of light is limited.
- In respect of the single-storey rear extension, due to its modest height, the extension would not give rise to an unacceptable loss of light, outlook or an overbearing impact to neighbouring properties.
- The loft conversion would introduce additional accommodation within the roof space through the rear dormer. The dormer would primarily overlook the application site's own garden. Whilst some oblique views towards neighbouring gardens may arise, there would be a typical within a residential environment and would not result in a harmful loss of privacy.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs in the vicinity, and the Council's Ecologist was therefore consulted as part of the application. It has been confirmed that there are no potential bat roost features on the existing dwelling. As such, no further surveys are required.
- Since there is potential habitat for hedgehogs on site, the Ecologist has advised that a precautionary working method must be used to prevent harm to wildlife.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would result in the enlargement of the dwelling from a two-bedroom bungalow to a four-bedroom property, which requires a minimum of three off-street parking spaces. It is considered that the existing driveway is capable of accommodating this number of vehicles, and therefore no parking provision issues would arise.

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. 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:

Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐