

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/100709

**Site Address:** 62 WESTFIELD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3GW

**Case Officer:** Gina Aftanas

**Description:** Part single/ part double storey rear extension and alterations to the fenestration.

|                                                           |                                                |                                    |
|-----------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                       | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge<br>Within built-up established area |                                                |                                    |

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|--------------------------|-----------------------------------------------------------------------------------------|------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input checked="" type="checkbox"/>                                          | <b>No</b> <input type="checkbox"/> |
| <u>Reference</u>         | <u>Description</u>                                                                      | <u>Decision</u>                    |
| H/22/93617               | Two storey rear and part rear single storey extension. Alterations to the fenestration. | Permit – 18/10/2022                |

|                   |                                                                                 |                                             |                                           |
|-------------------|---------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input type="checkbox"/>                                         | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None Received                                                                   |                                             |                                           |
| Parish Council:   | No Comment Received                                                             |                                             |                                           |
| Ecology:          | No objection subject to informatives being included within the decision notice. |                                             |                                           |

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|------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 20/01/2026 – photographs on file |                                                |                                    |

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| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                     |
| Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:<br><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> |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                                |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards.                                                                                                              |

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| <b>Proposal:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| This application seeks approval for a part single flat roof and part two storey hipped roof, rear extension. The single storey element has not changed from the previously approved plan (H/22/93617) and measures approximately 2.4m in width, 4.5m in depth and 2.7m in height. The two storey element measures approximately 5.4m in width, 4.5m in depth, 4.5m to the eaves and 6.2m to the ridge in height. This proposal adds approximately 0.9m in depth to the first floor from the originally approved plans, aligning with the ground-floor |

extension footprint. 2no. windows are also proposed on the western elevation, 1no. obscured window on the first floor and 1no. high level window on the ground floor. The development is proposed to use matching materials throughout. A bin and bike store is also included within the proposed works and is located to the rear of the western boundary.

When viewed on the site visit, it was noted that the works appear to have already commenced.

## **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 towards the eastern end of Westfield Road, west of Falkland Road in Chandlers Ford. The property is set back from the road by a large paved and gravelled driveway, with the rear garden enclosed primarily by fencing, supplemented in part by the proposed wall. 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.

An extension of a similar size and design has already been permitted at this site. This application is seeking to extend the first floor to align with the already approved ground floor depth. This would be an addition of 0.9m and will be a slight change in design that will not affect the character and appearance of the area.

The design of the proposed extension is suited to the host dwelling in terms of its form, scale and appearance by use of matching materials and hipped roof design. The proposals would be located to the rear elevation and due to their positioning would not be visible from the public realm and ultimately have a limited impact upon the street scene. The roof to the two-storey element remains set down from the main ridge of the host dwelling and is hipped in at the rear, sustaining its subservient appearance.

The proposed single storey element is the same as the previously approved permission with a flat roof design and set slightly away from the neighbouring boundary. This elevation of the single storey element will form part of the boundary line. During the site visit, similar style single storey extensions were noted, and it is therefore considered this element would fit in with the character of the locality.

The bike store measures approximately 1.4m in width, 0.9m in depth and 1.4m in height. The bin store measures approximately 2m in width, 0.9m in depth and 1.6m in height. Both the bike and bin store include doors that open outwards with the bin store also utilising a lifting roof. Due to the positioning at the rear end of the garden, these elements of the proposal are not likely to be seen from public realm.

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.

### 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.

As previously determined, the two-storey element is set away from the adjoining neighbour at number 64 Westfield Road. The additional 0.9m depth to the first floor will reduce the previously measured 45-degree angle test down to 44 degrees, meaning there could be slight impact on light to the neighbouring property windows. However, given the orientation of the extension, being to the west of the neighbour, and having regard to the two-storey extension already permitted, it is not considered that the impact on light as a result of the increased depth would be so significant as to warrant refusal of this application.

The neighbouring property at 60 Westfield Road is unlikely to be significantly affected by the additional 0.9 m in terms of light or outlook. The position of the extension and the sun's movement behind the properties mean overshadowing is not expected. Given the separation distance and the hipped-roof design, the additional depth is not considered to result in significant harm to this neighbour.

The proposed single-storey element matches the size of the previously approved scheme and will form the new boundary treatment. This elevation contains no side windows so would not give rise to any overlooking. The flat roof and slightly set back design from the original boundary line will alleviate an overbearing appearance.

The proposal includes alterations to the fenestration, introducing new windows on the side elevation of the host dwelling. These windows would face the side elevation of number 60 Westfield Road. One window is proposed at first-floor level and one at ground-floor level. The first-floor window would serve a bathroom and is to be obscurely glazed. To further protect neighbouring amenity, the same condition as previously imposed will be applied, requiring the window to remain obscurely glazed and fitted with a top-hung opening only. The ground-floor window is positioned at high level and would also be screened by the existing boundary fence. As a result, it is considered that neither window would result in an unacceptable impact on the privacy of the adjoining property. The proposal also includes a new ground-floor door facing the rear garden. Given its orientation, it is not expected to result in any loss of privacy.

There is a separation distance of approximately 35m from the proposed development and the rear neighbouring properties on Devon Drive. This separation distance is more than reasonable and complies with the 22m separation distance guidance as set out in the 'Quality Places' SPD and as such, there are no concerns with regards to any overlooking or loss of privacy.

The bike and bin store will not be seen from the public realm and are expected to sit below or alongside the height of the fence boundary treatment already situ. They will therefore not cause any harm in terms of loss of privacy, light or outlook.

### Parking

The proposal would result in an additional bedroom, resulting in a 3no. bedroom dwelling which requires 2no. off-street parking spaces. Adequate space to the front driveway of the application site has been shown to accommodate the spaces required as set out in the Residential Parking Standards SPD.

### 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 comments and the informatives being included within the decision notice.

The site photos do not show any potential bat roost features. The foundation for the extension appears to have been constructed. The garden has been completely cleared to bare earth, which is a net loss of biodiversity and contrary to DM11 and the NPPF (National Planning Policy Framework).

- 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 › 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>)
- Flowering plants and shrubs should be added to the garden to provide resources for pollinators and seeds and fruits for birds.

#### 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** ☐