

DELEGATED OFFICER REPORT

Application Ref: H/25/100645

Site Address: 27 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EW

Case Officer: Katie Lasham

Description: Raising roof to create first floor accommodation with installation of three dormer windows to front elevation, a two-storey rear and side extension, rear dormer and new window openings. Proposed front gable porch canopy, alterations to materials and proposed interlinking garage. (Retrospective application).

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge EA water flooding: Flood zone 3 Southern Water sewers 2m buffer		

Planning History?	Yes ☒	No ☐
H/21/91593: Raising roof to create first floor accommodation with addition of dormer windows, two storey rear and side extension interlinking garage. Approved January 2022.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Four objection letters have been received, raising the following key issues: • Character and design of the proposed sunroom further exacerbate a design that is already entirely out of keeping with the architectural style of adjacent properties and the wider street scene. • Design is out of keeping within this locality and appears jolting from the wider area, creating a modern development that is an eye sore to the surroundings. • Materials and excessive scale of fenestrations do not assimilate with the surrounding area, contrary to Policy DM1 of the Local Plan. • Overdevelopment of the plot • Detracts from low density character area. • Impact on visual amenity from the proposed extension is harmful to surrounding area. • Disproportionate building mass compared with plot size • Approving another extension whilst another one is incomplete would create a disjointed extension further at odds with the principles of good design, contrary to aims of the NPPF. • The proposed sunroom extends the built form even closer to the neighbouring property boundary. • Development creates an oppressive sense of enclosure • Approved dormers of previous permission allow unrestricted views into neighbouring garden and renders outdoor space unusable with boundary fence only 1.8m high. • Harmful overlooking onto neighbours from proposed picture windows across the dwelling. • Loss of privacy • Original dwelling was a bungalow but does not appear existing building has been retained as such it should be a planning application for a new dwelling. • Size of property has increased dramatically, and questions whether the percentage of building versus plot size falls within the parameters of requirements set out by the planning department.		
Chandlers Ford Parish Council:	Object to proposal for following reasons: • Overdevelopment of plot, within an area comprising bungalows.		

	Scale of proposal is out of keeping development within locality
Ecology:	Retrospective application so cannot determine whether protected species were impacted during proposal. Records of bats and hedgehogs close to the site. Biodiversity enhancements will be required in accordance with Policy DM11 of the Local Plan and aims of the NPPF.

Site Visit:	Yes ☒	No ☐
Details: 4 February 2026		

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, DM5, DM11 and DM14. Supplementary Planning Documents: Quality Places; Character Area Appraisals; Parking Standards

Assessment:
<u>Summary of site and proposal</u> The application site is located within a built-up residential area of Chandlers Ford that is primarily characterised by bungalows with some examples of chalet bungalows. Properties along Park Road have modest setbacks from the roadside, and the vicinity is well treed offering a verdant characteristic to the locality, and with the low-level built form of bungalows set back from the roadside, this offers an open and spacious appearance to the street scene. No.27 and other properties along this part of Park Road are set at a higher land level than dwellings to the rear on Mead Road. No.27 has benefitted from a previous planning permission reference: H/21/91593, proposing significant alterations to the original bungalow including substantial roof alterations to create a first-floor level; building works on site for the extant permission are well advanced. This retrospective application has been submitted as some works undertaken were not shown on the approved drawings of the extant consent and are therefore seeking retrospective regularisation. The works to be assessed under this scheme to the front elevation include the erection of a single-storey gabled porch, the removal of one of the four dormers to the front elevation (three remaining dormers), an increase in size of the southernmost front dormer and minor alterations to the front canopy. To the proposed right elevation, two new windows are proposed serving the en-suite of bedroom 5 and the roof changes from a cropped gable to a full gable end. To the rear elevation, a sunroom is proposed to the ground floor and the first-floor dormers propose to remove the balustrading and increase the size of the northernmost vertical slatted edge of the dormer. The flat roof window visible from the front elevation is also to be relocated and re-orientated. This retrospective application also alters approved materials of the extant permission. The alteration of the cropped gable to a full gable was submitted as a non-material application in 2024 but no decision is shown on Council records, therefore this alteration is assessed within this application. A raised patio area was originally shown on the proposed drawings of this application however these have been removed as the full expanse of these have not been shown or made clear on proposed drawings or submitted within the applicant's description of development. Accordingly, further enforcement action will be required for regularisation of the raised patio area.

Principle of development

The development is within the urban edge where the principle of development is acceptable in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

Much of the works proposed within this application already have planning permission (planning reference H/21/91593) and have been built in accordance with the proposed drawings. Only additional aspects of this proposal not approved in the previous planning application, which now seek retrospective consent, can be assessed as well as their compounding impact on the extant permission.

The proposed gabled front porch and the minor alterations to the front canopy including the additional supporting columns are an appropriate addition to the dwelling and are not considered to create visual harm to the area. The proposed loss of a dormer to the front elevation is a welcome alteration as it reduces the overall roof massing visible from the street scene. The 0.5metre increase in height of the southernmost front dormer, whilst a noticeable increase, does not unduly harm the street scene or the roof bulk and is of a similar scale to the already approved northernmost dormer of the front elevation. The cropped gable to be altered to a full gable to the southern side elevation is also acceptable as whilst it adds further bulking to the roof, this is not considered to significantly harm the character of the area and offers improved balance to the dwelling when viewed from the street scene. The proposed relocation and alteration of the flat roof window visible from the street scene is also an acceptable alteration to not create harm to visual amenity, particularly as it is set well back into the roof serving as additional natural daylight to the en-suite of bedroom 5.

The proposed sunroom is not visible from the street scene of Park Road and despite the lower land levels of Mead Road, the sunroom is not prominently visible from Mead Road. Whilst representations raise concern regarding the sunroom exacerbating the scale of the dwelling from that of the extant permission and further creating a disproportionate building mass, it is not considered that this modest increase in single-storey footprint is so harmful as to cause undue overdevelopment of the plot or harmful impacts to the design and building mass. As such the single-storey sunroom is not considered to materially harm the character and appearance of the road and ensures this addition to the dwelling is coherent in its design.

Alterations are made to the materials and fenestrations, including altering the dormers from timber cladding to render and vertical plastic slatted cladding. Fenestrations of the extant permission proposed white window frames to the front elevation which alongside the timber cladding of the dormers offered a softer appearance against the slate than the proposed black frames and vertical plastic slatted cladding. Representations state that materials and fenestrations do not match the existing area. Exact materials of the proposed cladding or colour have been not provided and therefore a condition has been added for details of these to be submitted to the Council for approval prior to their use and to be built in accordance with the approved materials prior to occupation of the dwelling, to ensure that the dwelling assimilates with the surrounding area.

Representations have been made from residents objecting to the proposal as the scheme is overdevelopment of the plot, the design is out of keeping with the area and detracts from the existing low density and scale of development on the road as existing. Whilst it is acknowledged this is a sizeable extension to the original dwelling, the alterations to the proposal seeking further consent are not considered so harmful when assessed in relation

to the extant permission as to materially harm the character of the area, particularly as the proposed additional built form for the porch and sunroom are single storey in scale.

Overall, the proposed alterations to the dwelling seeking retrospective permission are acceptable to not cause harm to the character of the area and are not considered so harmful in their scale as to create material harm to the visual amenity of the area. Furthermore, with appropriate conditions added, the alterations ensure the dwelling remains coherent in its design, in accordance with the aims of Policy DM1 of the Local Plan.

Impact on residential amenity

Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it.

The proposed alterations to the front elevation including the proposed porch and the alterations to the front canopy are not considered to materially harm surrounding residential amenity, as there are no neighbouring dwellings located immediately opposite the front of the site and the two side neighbouring dwellings at no.29 and no.25 Park Road are set a suitable distance from the side building line of the application site. The increase in height of the southernmost dormer and the proposed alteration from a cropped gable to a full gable are also acceptable to not appear unduly overbearing or as overdevelopment on the neighbouring dwelling at no. 25 Park Road.

The proposed side windows to the right-side elevation not shown on the extant permission are serving the en-suite to bedroom 5. The plans for the windows to this side elevation are not shown as having restricted openings and being obscure glazed. A condition has been added requiring this to be obscure glazed with top hung opening only to ensure the amenity of the neighbouring dwelling is preserved, as the windows being fully openable and clear glazing would create a harmful sense of perceived overlooking, overlooking and loss of privacy facing directly onto their side building line and allowing unrestricted views into their private garden space.

A very small increase in size of the northernmost vertical slatted edge within the rear dormer creates a very modest increase in the size of first-floor built form against the neighbouring dwelling however with the dormer set in from the side building line it is sufficiently far away from surrounding neighbouring properties to ensure there is no material harm to their residential amenity.

The approved rear dormer proposes to remove the balustrading across all the glazing. The balustrading was not proposed or conditioned to be obscure glazed from the extant permission and therefore the loss of this would not materially reduce the loss of privacy, overlooking or perceived overlooking impacts onto neighbouring dwellings to the rear of the property.

The proposed single-storey sunroom to the rear elevation will create additional ground floor footprint to that of an extant permission that already significantly increases the scale of the original dwelling. Whilst it is acknowledged that the original permission creates a large expanse of built form within proximity of neighbouring dwellings, the single storey extension is not considered such a significant increase in footprint as to be refused on overdevelopment of the plot or creating an unduly overbearing impact on the neighbouring property at no.25 or no.29, or neighbouring properties to the rear along Mead Road. The scale of the sunroom is appropriate to not create a harmful sense of enclosure to neighbouring dwellings. Furthermore, the extant permission had proposed a full expanse of glazing along the ground floor rear elevation, which this proposal will remove some of, as the rear elevation of the sunroom is proposed to be brickwork, reducing overlooking or perceived overlooking onto adjoining neighbours.

A condition has been added that removes all Permitted Development Rights for Part 1 Class A, B and C of the GPDO (2015 as amended) to restrict any further works occurring to the

dwelling without permission first received by the Local Planning Authority, due to the expanse of development now approved on site and to preserve residential amenity.

Overall, the alterations to the revised scheme are considered appropriate, subject to conditions, to preserve the residential amenity of neighbouring occupiers in accordance with the aims of Policy DM1 of the Local Plan.

Impact on highway safety and parking

Policy DM14 of the Local Plan requires all proposals to provide adequate parking to ensure highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Parking Standards SPD which sets out minimum requirements for parking provisions.

There are no additional bedrooms or alterations proposed to this dwelling that alters the car parking layout with three parking spaces still proposed for the 5-bedroom dwelling, therefore the proposal remains in accordance with the aims of Policy DM14 of the Local Plan and the Parking Standards SPD.

Impacts on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats and features. It also requires all proposals to seek a net gain of biodiversity on all development sites.

The ecology officer was consulted on the proposal and stated that the impact on bats could not be determined as the scheme was retrospective, but that biodiversity enhancements should be provided. The ecology officer for the previous planning application (H/21/91593) commented that there was a low /negligible risk to protected species from the proposed works to the roof as it appeared to be in good condition. The proposal has therefore suitably considered protected species in accordance with the aims of Policy DM11 of the Local Plan. There are no likely significant impacts on the SPA.

Impacts on flood risk

The site is within Flood Zone 3 and therefore is classified as land at high-risk of flooding. Whilst a Flood Risk Assessment is required in most instances, this retrospective application proposes additional built form on existing hardstanding of the dwelling. The front porch is set on the existing site frontage hardstanding, and the rear elevation sunroom also extends along an area of approved patio from the extant permission with only a very small area of new built form, with these ground levels already approved and built. For these reasons, the requirement for a Flood Risk Assessment is not considered necessary or warranted at this site, in accordance with the aims of Policy DM5 of the Local Plan.

Other Matters

Representations received raise concerns that the site has a history of unfinished construction leading to a prolonged period of disruption and visual blight. The Council cannot control the speed as to which the development is completed however the planning condition requires the scheme to be built in accordance with the plans proposed, so any evidence provided that the scheme has not been built as per the plans should be reported to the planning enforcement team. A further representation states that the extension so far has not been sympathetically completed, but there is no evidence to substantiate this claim and this was not evident during an officer site visit. Again, if the scheme is not built in accordance with the approved plans, this is a matter for the enforcement team.

Representations refer to a first-floor balcony being proposed. The plans do not show any balcony being approved, and this was not a visible development when a site visit was conducted on 4 February. Any installation of a balcony would require planning permission

and does not form part of this proposal. An enforcement case should be raised if there is any evidence of a balcony being built on site.

Representations also state that the original dwelling was a bungalow but that it does not appear the existing building has been retained and as such it should be a planning application for a new dwelling. It was clear from a site visit that much of the existing dwelling was being retained and therefore a Householder planning application is an appropriate planning application for this scheme.

Representations received raise concerns with the proposed rear dormers and their impact on residential amenity by way of overlooking, loss of privacy and creating an overbearing impact with overdevelopment of the plot, however these dormers already have planning permission and as such these are not considered within this proposal in themselves, rather the alterations proposed within this application have been assessed on their combined impact with the extant permission.

Finally, concern was raised regarding the significant percentage increase of the dwelling and whether this should be considered as part of planning policy. There is no policy that stipulates or restricts a certain amount of new floor space to be proposed and each application is considered on its own merits.

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 ☐

Comments ...