

DELEGATED OFFICER REPORT

Application Ref: F/26/100718

Site Address: SHERBORNE HOUSE SCHOOL, 39 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EU

Case Officer: Gina Aftanas

Description: Construction of single storey school outbuilding at front

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders within the site boundary Hiltingbury and Hocombe Park Special Policy Area 1,000 year extent surface water flooding within the site boundary line Bats recorded in the area Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
F/11/69981	Erection of single storey buildings to provide 4no. classrooms, changing facilities, studio hall and covered way following demolition of 2no. classroom blocks and temporary buildings.	Permit – 02/03/2012
F/14/74312	Single storey rear extension to form medical room and toilets and external fire escape staircase.	Permit – 02/10/2014

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Comment - 33 Lakewood Road (summarised): No major objection to the proposal, concerns raised regarding parking provision within and around the site.		
Parish Council:	No Comment Received		
Tree Officer:	No Objection		
Ecology:	No Objection subject to a Precautionary Working Method being submitted and informatives included within the decision notice. A Precautionary Working Method was submitted on 26/01/2026, and its contents have been reviewed and agreed by the Ecology team.		

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 Eastleigh Borough Local Plan 2016-2036 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; Hiltingbury and Hocombe Park Special Policy Area.

Special Policy Area Criteria

The local plan describes the area as well-wooded, consisting generally of large residential plots which are visually attractive and which help to meet a demand for such properties. The following local plan policy applies:

In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:

- The size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
- The proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
- The design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
- The proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

Proposal:

This application seeks approval for the construction of a single storey school outbuilding to the front of the site. The outbuilding will facilitate a library and measures approximately 6m in width, 5.6m in depth and 2.6m in height. The building is to be finished in red cedar timber cladding with a black bitumen roof and includes a pea shingle parking area with soakaway to retain the 2no. car parking spaces located to the south-east of the proposed building.

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 site comprises a primary school set within an extensive plot. It contains several separate buildings of varying architectural styles, two playgrounds, a playing field, and a dedicated car parking area. Mature trees enclose the site, with gated access provided to the front. The surrounding area is predominantly residential, characterised by a mix of house types and a continuation of the mature tree lines that frame the locality.

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 proposal is considered appropriate to the site in terms of its form, scale, and appearance. Its single-storey design and use of red cedar cladding allow the building to integrate sympathetically with the surrounding leafy character. The modest footprint and overall height of less than 3m ensure that the structure would not appear overbearing

within its setting, demonstrating that the development would sit comfortably within the site and maintain the established character of the area.

The proposal would be partially visible from the public realm; however, any views would be brief and limited, being obtainable only through the gated site entrance. As such, its presence is not considered to result in any harmful visual impact.

The development would not be an overdevelopment of the site, would retain sufficient space around the buildings 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 Hiltingbury and Hocombe Park Special Policy Area.

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 site shares its boundary with 5 dwellings, however, due to the location of the proposal within the site, the closest neighbour, number 33 Lakewood Road, is situated approximately 30m away. This separation distance, along with the established tree boundary and the single storey nature of the development, ensures there will be no unacceptable impact on the neighbouring properties in terms of loss of privacy, light or outlook as set out in the 'Quality Places' SPD.

Parking

A comment has been received regarding parking provision within the site. However, as the proposal does not alter the existing parking arrangements - aside from retaining the two spaces located in front of the proposed building - it is not considered to raise any material planning issues. The proposal itself does not generate the need for any further parking. Consequently, a request for additional parking cannot be afforded weight in the assessment of this application and cannot be requested as part of this application.

Ecology

Due to recorded sightings of bats, hedgehogs and notable invertebrates in the vicinity of the site, the Council's Ecology Team was consulted as part of the application. Following their review, they requested the submission of a Precautionary Working Method. This has since been provided, together with proposed biodiversity enhancements, and the Ecology Team have confirmed they have no objection to the proposal with this in place.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- The Council's Tree Officer was consulted as part of this application due to Tree Preservation Orders within the site. After reviewing the site, no objection was raised and it was concluded that the trees within close proximity are relatively small and there are no significant concerns.

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, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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