

DELEGATED OFFICER REPORT

Application Ref: H/26/100723

Site Address: 51 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3EW

Case Officer: Charlie Vallis

Description: Alterations made to an existing structure including blocking up garage door, new door added to rear and a replacement flat roof (retrospective)

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Orders (TPO 60-H, 335-E) within site boundary Southern Water foul sewer within site boundary		

Planning History?	Yes ☒	No ☐
WIR0939000000 – Erection of detached garage – Permit – Feb 1962 Z/26591/001/00 – Use of dwelling for playgroup for 5 children – Refuse – Sep 1988		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of objection received from the neighbour at 49 Southern Road. Raised concerns, including: - Impact on residential amenity through increased roof height, resulting in: an overbearing and overshadowing effect; sense of visual enclosure and dominance; substantial reduction in natural light entering primary living area. - Roof design not in keeping with properties in the locality, more akin to a outbuilding in a rear garden, and harmful to the street scene. - Surface water drainage concerns – roof slope reversed and steepened causing rainwater to discharge into a poorly designed gutter/downpipe discharging/overflowing onto the ground close to the boundary wall (and foundations). - Lack of notification or opportunity to comment prior to alterations.		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 13/02/2026		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End Character Area Appraisals (HEWEB 7)

Assessment:
<u>Proposal and principle:</u> The application seeks retrospective planning approval for alterations to a structure fronting Southern Road and adjacent to its boundary with 49 Southern Road. Alterations include bricking up its garage door, a new flat roof and the addition of French doors to the rear.

Retrospective planning permission is required for the alterations as the structure is now above 2.5m in height and is within 2m of the boundary of its curtilage. In addition, the structure is to the front of dwelling's principal elevation. By virtue of the nature of the works, and given that the structure is materially different to the previous garage, the works are considered to meet the statutory definition of development.

The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Design and layout:

In terms of its impact on the street scene and character of the locality, the alterations do not represent a significant change to the original structure. Perhaps the new roof is slightly more visually prominent in its detailing, however its form, scale and materials are considered suited to the existing dwellinghouse and given the scale of the alterations are not deemed to result in an unacceptable impact on the street scene.

The alterations would not result in overdevelopment of the site, not impacting its amenity space or affecting parking provision.

Residential amenity:

In relation to neighbouring amenity, the adjoining neighbour has commented on the impact of the roof on light to their living room. However, the distancing and fairly modest height of the structure is such that a noticeable reduction in daylight is unlikely. The affected window is also a stained-glass secondary window and therefore not a main source of light or outlook. As such, it is considered that sufficient daylight and outlook would be maintained for this room through its front bay window. Given the modest scale of the change, in planning terms, the proposal would not be considered to have an overbearing or dominating impact on this neighbouring property.

The addition of double doors to the rear of the structure would not result in unacceptable impact to privacy, with no direct overlooking to neighbouring habitable rooms or garden spaces.

The development is therefore considered to accord with the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other matters:

The adjoining neighbour has raised concerns regarding surface water drainage due to the altered roof slope and guttering/downpipe. This is governed by Building Regulations (Approved Document H). Whilst not a material consideration in determining this application, an advisory note has been placed on the decision requiring that surface water drainage is undertaken in accordance with the relevant statutory guidance.

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 by 2025; (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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
