

DELEGATED OFFICER REPORT

Application Ref: H/26/100800

Site Address: 45 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 3EB

Case Officer: Gina Aftanas

Description: Demolition of existing shed and erection of an outbuilding.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal HEWEB 12		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
F/05/54247	Single storey rear extension and construction of covered walkway at side.	Permit – 01/07/2005

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	51 Moorgreen Road – Objection This is both a comment and a potential objection. There are two issues that should be expanded in this application relating to rainwater drainage and sewerage. Rainwater Drainage. The area suffers from problems of rainwater drainage leading to standing water in low lying gardens, sometimes for weeks. The application is not clear how the rainwater from the outbuilding's roof will be dealt with nor how the reduction in soak away area will be compensated for. Sewerage. The outbuilding design shows it to be a habitable space with a kitchenette and shower and therefore requiring either a mains sewage connection or an independent sewage system. The application is not sufficiently clear about what is proposed for the sewerage. The sewerage in the area already has problems with backflow of sewage into our, and possibly other, gardens during heavy rain. The applicant should be asked to provide more information on these two areas before a decision is made. Local Planning Authority Comments A drainage plan was received 05/03/2026 showing the proposed surface water drainage and sewerage arrangements. This plan and any drainage matters will also be considered at Building Control stage.		
Parish Council:	No Comment Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 24/02/2026 – 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; Character Area Appraisal HEWEB 12.

Character Area Guidance

- Retain the grass verges/island and associated semi-mature broadleaved planting along the eastern edge of Moorgreen Road.
- Maintain the predominant brick wall/hedge plot boundaries.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

Proposal:

This application seeks approval for the erection of a single-storey, non-habitable outbuilding and associated hard landscaping following demolition of the existing shed. The proposed outbuilding would measure approximately 5.75m in depth, 10m in width and 4m in height. The design includes 2no. windows, a bi-fold door and 2no. roof lights and would be finished with dark cladding and metal roofing materials.

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 detached dwelling located towards the southern end of Moorgreen Road, in West End. The property is set back from the road by way of established hedgerow, access roadway and front garden area with driveway. The rear is fully enclosed utilising fence and hedge boundary treatment. 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.

The outbuilding is suited to the host dwelling in terms of its form and scale by use of a single-storey, dual-pitched roof design that reflects the established roof profiles along Moorgreen Road. Its position at the rear of the garden, combined with its subservient design, ensures it will not be visible from the public realm and therefore will not influence the character of the street scene.

Pitched roofs are a characteristic feature of the surrounding area and are present on the host property, helping the proposal sit comfortably within its context. While the proposed external materials differ from those used on nearby buildings, the outbuilding's setback location means it will not form part of the wider streetscape. As a result, the variation in materials is not considered to cause any harm to the character or appearance of the surrounding area.

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 and character area appraisal HEWEB 12.

Residential Amenity

Given the outbuilding's position at the rear of the garden, its single-storey height, and the existing boundary treatments, it is unlikely to result in any harmful impact on neighbouring properties in terms of privacy, daylight, or outlook.

The window on the eastern elevation faces toward the neighbouring property's shed at 47 Moorgreen Road. Given its modest size and the existing boundary treatment already in place, it is unlikely to give rise to any adverse impact on this neighbour.

The nearest dwelling to the proposal is 3a Catherine Gardens. However, due to the building's single-storey form, the absence of windows on this elevation, and the existing fence boundary treatment, the development is unlikely to result in any loss of amenity for this neighbour.

A condition will be applied to ensure that the use of the shed remains strictly ancillary to the host dwelling.

The development accords with 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.

Drainage

A comment was raised concerning the proposed drainage for this development. A drainage plan has since been provided, and any remaining issues will be fully assessed and addressed during the Building Control stage.

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, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐