

DELEGATED OFFICER REPORT

Application Ref: H/25/100619

Site Address: 46 MEAD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement Double Garage

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/09449/001/00 - Erection of bungalow (following demolition of existing) - Permit - 28/01/1986		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Ecologist:	The ecologist raises no objection subject to the inclusion of appropriate ecological informatives.		

Site Visit:	Yes ☒	No ☐
Details: 4 th 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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site context and surroundings</u>
The application site comprises a detached bungalow located on the northern side of Mead Road. The dwelling is set back from the highway and is accessed via a long driveway which leads to a detached double garage positioned to the side of the dwelling. The property includes a front garden area, with a private garden located to the rear. A timber shed is situated to the rear of the existing garage structure. The surrounding area is predominantly residential in character and is largely comprised of detached bungalows, with some two-storey dwellings present within the wider street scene.

Proposal

The application seeks planning permission for the replacement of the existing detached double garage.

The proposal would involve the demolition of the existing garage and the timber shed located behind it, and the construction of a replacement double garage in broadly the same position. The proposed garage would have an increased footprint and height compared with the existing structure and would extend further to the rear, partially occupying the area currently used by the shed. The building would feature a pitched roof with a gable end facing the rear garden. The front elevation would retain a garage door providing vehicular access. The rear elevation would include two windows, while an access door is proposed within the side elevation. The garage would continue to be used for parking.

Policy and Principle

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

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed replacement garage would remain located to the side of the dwelling and set back from Mead Road. Due to this setback, together with the fact that a garage structure already occupies this position within the plot, the replacement building would not form a prominent feature within the street scene and is not considered likely to appear visually intrusive.
- Whilst the proposal would result in an increase in the footprint and height of the existing garage, the overall scale of the structure would remain subordinate to the host dwelling.
- The proposed pitched roof form reflects the roofscape of the main dwelling and surrounding residential buildings. As such, the development would appear in keeping with the established character of the area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed garage would remain positioned close to the shared boundary with 48 Mead Road. However, the neighbouring dwelling is set a reasonable distance away from the shared boundary and is separated by garden space and boundary treatments.
- Whilst the replacement garage would increase in scale compared with the existing structure, it would remain a single-storey building and would not be of a height or scale likely to result in significant overshadowing, loss of outlook, or overbearing

impacts upon the neighbouring property. In addition, a garage and shed are already present in this location and therefore the proposal would not introduce a significantly different relationship to the neighbouring property.

- Furthermore, the proposed windows would be located on the rear elevation facing the applicant's own garden and would not result in overlooking towards neighbouring residential properties.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has reviewed the proposal and noted that there are records of bats in close proximity to the site, as well as hedgehogs within the wider area. However, based on the site photographs, the existing garage does not appear to contain features with high potential to support roosting bats.
- The Ecologist has raised no objection to the proposal subject to the inclusion of appropriate informatives relating to protected species and precautionary working methods during construction.
- The Ecologist has also recommended the provision of biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan and the National Planning Policy Framework. Such measures could include the installation of bat or bird boxes within the development.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal would retain the use of the building as a double garage for parking, and the existing driveway would remain unchanged and continue to provide adequate off-street parking within the site. The development would therefore not result in any reduction in parking provision or adversely affect highway safety.

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 Environment 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. 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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐