

DELEGATED OFFICER REPORT

Application Ref: X/26/100866

Site Address: SITE OF 11, DEAN COURT, HEDGE END

Case Officer: Dorothy Hei-Tung-Hoh

Description: Variations of Conditions 2 (Approved drawings) and Conditions 3 (Materials) of planning permission F/21/89959

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

Planning History?	Yes ☒	No ☐
• F/21/89959 - Erection of a detached two-storey four-bedroom dwelling with parking following demolition of existing bungalow. - Permit - 14/10/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation has been received raising the following concerns: • The dwellings within Dean Court are predominantly single-storey bungalows, and the proposed dwelling would appear excessively high and out of keeping with the character of the area; and • The development would result in overshadowing to the neighbouring bungalow.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 24 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 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 36)

Assessment:
<u>Site context and surroundings</u>
Site of 11 relates to a long and rectangular residential plot located within Dean Court, Hedge End. The site is currently vacant, with the former bungalow having been

demolished to implement the planning permission F/21/89959. The plot has remained undeveloped for a period and is characterised by cleared ground and vegetation.

The surrounding area is residential in character. Dean Court is a cul-de-sac comprising predominantly detached bungalows. Whilst the prevailing character is single storey, there is some variation in form, including dwellings with accommodation within the roof space.

Proposal

The application seeks to vary Condition 2 (approved plans) and Condition 3 (materials) of planning permission F/21/89959, which granted consent for the erection of a detached two-storey four-bedroom dwelling with parking following demolition of the existing bungalow.

The proposed amendments include:

- Revisions to the external design, including alterations to the front and rear elevations;
- Alterations to fenestration, including repositioning of openings;
- Amendments to the roof design, including changes to rooflights and the introduction of solar panels;
- Replacement of the previously approved first-floor rear terrace with a Juliet balcony;
- Introduction of external plant, including an air source heat pump and associated equipment;
- Changes to the external materials palette; and
- A modest alteration to the footprint and siting of the dwelling within the plot.

The description of development remains unchanged. The submitted drawings also confirm that there is no change to the overall height of the dwelling, including ridge and eaves levels, when compared to the approved scheme.

Policy and Principle

The application is made under Section 73 of the Town and Country Planning Act 1990, which enables the Local Planning Authority to grant planning permission for development without compliance with conditions previously attached to an existing planning permission.

In this instance, the application seeks to vary conditions relating to the approved drawings and materials only. The description of development remains unchanged, and the proposal continues to relate to a single residential dwelling within the same site.

The principle of residential development at the site has already been established through the grant of planning permission F/21/89959, which has been lawfully implemented.

The key consideration is therefore whether the amendments proposed would result in a development that is materially different from or more harmful than the approved scheme, having regard to the relevant policies of the Eastleigh Borough Local Plan (2016–2036), in particular Policy DM1 (General Criteria for New Development).

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

- The acceptability of the dwelling in terms of its scale, siting, and general form has already been established under planning permission F/21/89959. The current application relates to amendments to the detailed design of the building, including changes to the elevations, roof form, and materials.
- The front elevation has been revised, including the replacement of the previously approved flat roof element with a pitched roof feature, which projects slightly

forward. Whilst this represents a change from the approved design, the dwelling would continue to be read as a single residential unit of similar proportions and overall form. The amended design does not introduce a form of development that would appear visually harmful within the street scene when compared to the approved scheme. Furthermore, the introduction of a pitched roof element to the front elevation reflects the prevailing character of the surrounding dwellings, which predominantly feature pitched roof forms. As such, the amended design is considered to respond more positively to the established character of Dean Court.

- The roof has also been revised to incorporate solar panels and alterations to the rooflight arrangement. Whilst the roof detailing differs from that previously approved, the submitted drawings confirm that there is no change to the overall ridge or eaves height. The amendments would not materially increase the bulk or visual prominence of the dwelling and would not result in additional harm to the character of the area.
- In terms of materials, the proposed palette includes yellow buff brick and grey roof tiles. These materials are considered appropriate within the context of the surrounding area and would not appear incongruous within the street scene. In particular, the use of roof tiles reflects the materials commonly found on neighbouring properties and would contribute positively to the overall visual integration of the development.
- The amendments to the rear elevation, including the replacement of the approved terrace with a Juliet balcony, would not be readily visible from the public realm. As such, these changes would have a limited impact on the character and appearance of the street scene.
- Overall, the amended scheme is considered to maintain and, in some respects, better reflect the character of the surrounding area and would not result in any material harm to the visual amenities of the locality. The proposal therefore complies with Policy DM1 of the Eastleigh Borough Local Plan (2016–2036).

Impact on residential amenity

- A representation has been received raising concerns that the dwelling would appear excessively high and would result in overshadowing to the neighbouring bungalow at No. 10 Dean Court. In this regard, the submitted drawings confirm that there is no change to the overall height of the dwelling, including ridge and eaves levels, when compared to the approved scheme. As such, the scale and relationship between the proposed dwelling and neighbouring properties remain as previously assessed and accepted by the Local Planning Authority.
- Whilst there is a modest alteration to the footprint and siting of the dwelling within the plot, the amended plans indicate that the overall positioning in relation to neighbouring boundaries remains broadly comparable to the approved scheme. The extent of built form has not increased to a degree that would materially alter the relationship with adjacent properties or give rise to additional impacts in terms of outlook or enclosure.
- The amendments to the design, including changes to fenestration, the addition and repositioning of rooflights, and the replacement of the previously approved rear terrace with a Juliet balcony, do not introduce any new or materially greater opportunities for overlooking beyond those already considered acceptable under the original permission. The Juliet balcony, by its nature, provides a more limited external standing area compared to a terrace and therefore reduces the potential for overlooking.

- Overall, the proposed amendments would not give rise to any additional or materially different harm to neighbouring residential amenity. The proposal therefore remains compliant with Policy DM1 of the Eastleigh Borough Local Plan (2016–2036).

Highway and Parking

- The application does not propose any changes to the approved access, parking provision or layout. As such, the development would not result in any material impact on highway safety or parking provision when compared to the approved scheme.

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. 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 ☐
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