

DELEGATED OFFICER REPORT

Application Ref: H/26/101148

Site Address: 27 MOORE CRESCENT, NETLEY ABBEY, SOUTHAMPTON, SO31 5BY

Case Officer: Charlie Vallis

Description: Placing a shipping container within the boundary, at the side of the property.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Former EBC owned land		

Planning History?	Yes ☒	No ☐
WIR2204600200 – Construction of road and footpaths and erection of 48 dwelling-houses, 16 1-bedroom flats, 64 garages and provision of 32 casual parking spaces off Westfield Road – Permit – 21/06/1973		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Asset Management:	No response required		

Site Visit:	Yes ☒	No ☐
Details: 01/05/2026		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036 (EBLP)</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Bursledon, Hamble & Hound Character Area Appraisals (BHH 12).

Assessment:
<u>Site and proposal:</u> The application site is located along Moore Crescent, situated in a row of similarly styled terraced and semi-detached properties, where open frontages, wide grass verges and planting positively contribute to its character. Render, hanging tiles and brick are the common facing materials in its locality. The site contains a two storey end of terrace dwelling, with a driveway to its front. Due to its set back, the property is only in full view when you are some way into Moore Crescent. The application proposes the siting of a shipping container to the side of the property and not forward of its principal elevation. The container would measure approx. 6m (l), 2.4m (w) and 2.6m (h). The application form outlines that it would be used for storage. Based on correspondence with the applicant, it is understood that the proposed container would mainly be used for storage of carpets for their business, as well as other household items.

Policy and principle:

The development is within the urban edge where the 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.

Amongst other matters, EBLP policy DM1 sets out that all new development should not have an unacceptable impact on the character and appearance of urban areas; should take full and proper account of the context of the site including the character, appearance and land uses of the locality; and be well integrated with adjoining uses, buildings, spaces and views in terms of its mass, scale, materials, layout, density, design and siting. New development should also contribute to improving the character of the area.

Design, layout and impact on character:

Expanding on the provisions of EBLP policy DM1, the Quality Places SPD outlines that ancillary buildings should be sympathetically related to the main dwelling, and that materials used in extensions should match or complement the existing dwelling in terms of type, colour and texture.

In relation to the proposed shipping container, its design is not considered suited to the host dwelling in terms of its form, scale and appearance. The materials would not complement the existing dwelling and its industrial appearance would not be desirable in a residential setting. Although the set back of the property restricts its prominence from the street, the proposal would remain in public view and, as such, the proposals are considered inappropriate and out of character with the area, to the detriment of the amenity of the adjoining occupiers and the character of the locality. The proposal is therefore considered contrary to the provisions of EBLP policy DM1 and the Quality Places SPD.

The placement of the container to the side of the property would restrict the space around the property, however this would not be considered to represent overdevelopment of the site, with sufficient rear amenity space retained and parking standards met.

Given that the container would not primarily be used for domestic purposes, there are questions regarding the intensity of the business use, and whether operation of the business would result in a material change of use.

The provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E have been considered in this assessment. The height of the container is approx. 10cm above what would be allowable under this legislation. In addition, under this legislation, buildings within the curtilage of a house must be incidental to the enjoyment of the dwellinghouse, which use for storage for predominantly business purposes is not likely to cover. Despite its height being close to that allowed under these provisions, the harm caused by the type and appearance of the structure would outweigh this consideration.

Residential amenity:

Given the spacing between properties, 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.

Other matters:

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:

Recommendation:

PERMIT ☐**REFUSE** ☒

By reason of its design, appearance, materials and siting the proposed shipping container would represent an unattractive and incongruous feature, inappropriate to its residential setting and detrimental to the character and appearance of the locality. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Quality Places SPD 2011.