

DELEGATED OFFICER REPORT

Application Ref: H/26/101304

Site Address: 58 MILL GARDENS, WEST END, SOUTHAMPTON, SO18 3AG

Case Officer: Alexandra Stone

Description: Single storey rear extension and garage conversion

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
C/11/69687 – Permit – 04/05/2012 Erection of 58 dwellings on land west of Romill Close together with associated highway access, new public open space (including equipped area of play), parking provision, landscape treatment and new footway and cycle links to Romill Close and full vehicular and pedestrian access to Mansbridge Road		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 26/06/2026		

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 <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.

Proposal:
The application is for the conversion of the existing single attached garage to a bedroom, changing the front garage shutter to a door with a window to the rear. There is also a single storey rear extension proposed. This will measure approximately 3m in depth by 5m in width.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

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 semi-detached dwelling is located to the end of a small close within Mill Gardens, to the north of Swaythling Road. The properties within the close are made up of two semi-detached properties with pitch roof attaching to the neighbouring properties front gable property. The properties also have a front driveway.

The property subject to the application is one of the middle properties to the eastern side of the close and the only property to have an attached garage. The property also has room for the parking of two vehicles to the front of the garage.

The proposals include the conversion of the existing garage to provide an additional bedroom. The garage shutter would be replaced with a door and window to the proposed W.C.

There is also the addition of a single storey rear extension proposed. As it would be sited to the rear, the alterations are unlikely to be highly noticeable or intrusive, therefore in keeping with the character of the area.

- The design of the proposals are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed window to the front of the existing garage would overlook a public realm which is expected. The proposals to the rear would see a new window to the rear of the existing garage and bi-fold doors to the extension. The extension would be sited in-line with the neighbouring properties extension. The property also has a road to the rear of it so well-spaced between neighbours. The property also benefits from good boundary treatment, therefore unlikely to cause overshadowing or overlooking to neighbouring 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.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

The property is currently a three bedroomed property with space in front of the existing garage for the parking of two vehicles. One of the existing bedrooms is more akin to a study in which it is currently being used as such. Although the application is proposing an additional bedroom, requiring a further parking space, there is parking available within the road which is unrestricted which could be utilised.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...