

DELEGATED OFFICER REPORT

Application Ref: H/26/101326

Site Address: 10 BOWCOMBE, NETLEY ABBEY, SOUTHAMPTON, SO31 5GP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of timber framed garden room with raised platform and veranda
(Retrospective Application)

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

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Southern Water:	Southern Water raises no objection to the proposal. It confirms that the development would not affect its assets and that there are no capacity concerns. An informative is recommended regarding drainage and any future sewer connection.		

Site Visit:	Yes ☒	No ☐
Details: 22 nd May 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 Bursledon, Hamble-le-Rice and Hound (BHH 44)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a two-storey detached dwelling located on a corner plot at the junction of Bowcombe and Cranmore. The dwelling benefits from a rear conservatory and a detached garden room positioned within the rear garden adjacent to the northern boundary. The surrounding area is residential in character and comprises detached and semi-detached brick-built dwellings of a broadly similar scale and appearance.

Proposal

This retrospective application seeks planning permission for the retention of a detached timber framed garden room with a raised platform and covered veranda within the rear garden of the dwelling. The structure is finished in grey horizontal timber cladding and comprises an enclosed garden room together with a WC and an attached open-sided covered area.

Policy and Principle

The application site lies within an urban edge 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.
- Although the structure is visible above the boundary fencing when viewed from Cranmore due to the corner plot position, the section immediately adjacent to the boundary is open-sided and existing planting along the boundary assists in softening views of the development from the public realm.
- The overall height of the structure only marginally exceeds the 2.5m height limitation that would otherwise apply to certain outbuildings under permitted development where located within 2.0m of a boundary. Whilst planning permission is therefore required, the limited exceedance in height is not considered to result in any material planning harm.
- The muted grey timber cladding and contemporary detailing is considered appropriate within the residential setting. It is also noted that the neighbouring dwelling at 25 Cranmore incorporates a side extension finished in a similar grey cladding, meaning the proposed materials are not incongruous within the surrounding street scene. As a result, the structure is not considered to appear unduly dominant or visually intrusive and preserves the character and appearance 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 garden room is set a reasonable distance from neighbouring dwellings. Given its siting, scale and orientation, the proposal is not considered to result in any unacceptable loss of light or outlook to neighbouring occupiers, nor give rise to an overbearing form of development.
- The building incorporates large glazed openings facing towards the applicant's own rear garden and conservatory and therefore is not considered to result in any material increase in overlooking of neighbouring private amenity areas beyond that typically experienced within a residential setting. Whilst the building includes a

raised platform, this element is of modest height and does not materially increase opportunities for overlooking neighbouring properties.

- Concerns have been raised whether the building could function as independent living accommodation. Whilst the building contains a small WC, this feature alone does not indicate that it is capable of independent residential occupation. The structure contains no kitchen or other facilities that would support use as a separate self-contained dwelling and remains functionally ancillary to the host dwelling.

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 relates to the retention of a detached garden room within the rear garden of the existing dwelling. The development does not alter the existing vehicular access, parking arrangements or highway layout.
- The garden room is intended to remain ancillary to the host dwelling and is not capable of functioning as an independent residential unit. As such, it is not considered likely to generate additional parking demand.

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 ☐