

DELEGATED OFFICER REPORT

Application Ref: H/26/101344

Site Address: 48 GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FE

Case Officer: Charlie Vallis

Description: Installation of a pair of driveway gates, a pedestrian gate and associated brick piers (amendment to H/25/100267 to alter size and set-back of gates).

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/40283/001 – Erection of rear conservatory (Approved, Nov 2003) • H/25/99756 – Proposed vehicular access from Grange Road for existing dwellings 48, 50 and 52 Grange Road together with gates and piers (Refused, Sep 2025) • H/25/100267 – Proposed vehicular access from Grange Road for Existing Dwellings 48, 50 and 52 Grange Road together with gates and piers (Approved, Feb 2026)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2no. letters of support were received from neighbours at no.50 and no.52 Grange Road. Their comments have been copied below: • No.50: Happy with the new positioning of the piers. Will look great and we have no safety concerns. • No.52: We fully support this application and welcome the positive improvements set out. We feel that these changes pose no issues from a safety or visual perspective and think that they will only benefit the safety of the road.		
Parish Council:	No Objection		
HCC Highways:	In regard to application H/26/101344, having reviewed the submitted plans, whilst the proposed gate location appears to be closer to the highway than that shown on plans for H/25/100267, the gap between the gate and highway remains slightly in excess of the minimum 6.0m required. Additionally, the gates continue to open into the site. As such, there would be no objection to the proposals from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 29.5.26		

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, DM11, DM13 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Trees and Development; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals (BHH 1).

Assessment:

Proposal and background:

The application seeks to amend existing planning permission ref. H/25/100267 relating to 3no. new accesses from Grange Road with associated brick piers, driveway/pedestrian gates and planting. The amendments relate to no.48 and include reducing the setback of the gates from the highway edge to 6m, reducing the width of the gates by 0.3m and increasing the height of the gates by 0.1m.

From visiting the site, the dropped kerbs approved under H/25/100267 have been put in place but not yet brought into use. The proposed brick piers and gates have not yet been installed.

Principle:

The application site sits within the urban edge where the basic principle of development is acceptable, with any formal approval being based on the exact nature, design, and impact of that being proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Design, layout and highway safety:

The design of the proposed access gates are suited to the host dwelling in terms of their form, scale and appearance. The reduced set back would not significantly increase their prominence when viewed from the street, whilst the design of the gates remains respectful of the character and appearance of the locality.

Amended plans were submitted to ensure that plans more closely reflected the description of the gates set out in the application form. Initially the application form outlined flexibility in the materials used for the driveway/pedestrian gates. In the interest of certainty and specificity, a schedule of external materials was provided, indicating that gates would be composite with aluminium framing, mimicking the appearance of wood. Further re-consultation was not deemed necessary given that amendments were provided for clarification, rather than significantly altering the scheme.

The Local Highway Authority (LHA) have outlined that there would be no objection to the proposal from a highway perspective. Adequate sightlines would continue to be achieved at the access, and gates would continue to be sufficiently set-back and internally opening to allow them to be opened whilst a vehicle parks off highway. As such, the accesses are not likely to pose an elevated risk to highway or pedestrian safety.

The reduced set back of the gates allows for greater turning space within its front parking area, improving the useability of this area and reducing potential for 'overspill' of parked vehicles onto the highway.

Other matters:

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.

As a new permission in its own right, the previous conditions applied under H/25/100267 have been reapplied or amended where necessary. In relation to landscaping and biodiversity, compliance with the details of planting and biodiversity enhancements approved under DC/26/101073 shall be conditioned.

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 by 2025; (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 ...