

DELEGATED OFFICER REPORT

Application Ref: H/26/101323

Site Address: ALLINGTON MANOR FARM, ALLINGTON MANOR, ALLINGTON LANE,
WEST END, SOUTHAMPTON, SO50 7DE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a domestic stable building for two horses, with associated
tack room

Particular Site Constraints?	Yes ☒	No ☐
• Outside of Built-up Area Boundary • Within Designated Countryside		

Planning History?	Yes ☒	No ☐
• Z/31133/000/00 - Erection of dwelling following demolition of existing - Permit - 02/11/1989 • Z/30144/002/00 - Erection of overhead electricity line. - Raise No Objection To - 28/09/1994 • F/20/88124 - Erection of 1no. five-bedroom detached dwelling following demolition of existing dwelling and outbuildings - Permit - 11/11/2020 • LDC/21/92025 - Lawful Development Certificate for a proposed use or development: The provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by family members as part of one household (not a material change of use) - CLOPUD - Certificate Issued - 28/01/2022 • H/23/95436 - Provision of carport (Retrospective Application) - Permit - 08/08/2023 • H/26/101410 - Erection of an outbuilding - On Hold		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	<u>27 May 2026</u> No objection in principle. Confirmed the site is unlikely to provide suitable habitat for great crested newts. Requested surface water drainage information and recommended management of the proposed native hedgerow for biodiversity enhancement. <u>3 June 2026</u> Reviewed revised block plan. Requested further clarification regarding the location of the surface water drainage culvert and details of manure storage/removal to avoid surface water pollution. <u>29 June 2026</u> Reviewed amended location and block plans. Surface water drainage and manure management proposals are satisfactory. No further objections.		

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards
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Assessment: <u>Site context and surroundings</u> The application site comprises a substantial detached dwelling located on Allington Lane within the designated countryside. The property occupies a generous plot and contains the main dwelling together with several existing outbuildings positioned to the front and rear of the dwelling. The surrounding area is characterised by large residential properties set within spacious plots in a rural setting, with significant separation distances between neighbouring dwellings. The site is bounded by areas of open land. <u>Proposal</u> The application seeks planning permission for the erection of a domestic stable building comprising two horse stables and an associated tack room, for incidental domestic use in connection with the existing dwelling. The proposed building measures approximately 11.3 metres in width by 3.9 metres in depth with an overall ridge height of approximately 3.28 metres. The stable building would feature a hipped slate roof, black stained timber cladding and a brick plinth. During the course of the application, amended location and block plans were submitted to clarify the siting of the proposed stable building, demonstrate that it would be located within the residential curtilage, and provide additional details regarding the existing surface water drainage arrangements and manure management following comments received from the Council's Ecologist. <u>Policy and Principle</u> The application site lies outside the defined urban edge and within the countryside, where policies seek to strictly control new development. In this regard, the proposal has been assessed principally against Policy S5 and Policy DM26 of the Eastleigh Borough Local Plan (2016–2036), which together establish a general presumption against new residential development in the countryside unless specific criteria are met. <u>Layout, design, and impact upon the character of the area</u> 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,
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appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.

- The proposed stable building is of a traditional design appropriate for its intended domestic equestrian use. Its simple form, modest scale and use of materials would result in a building that is sympathetic to both the host dwelling and its rural surroundings.
- The stable would be positioned to the rear of the dwelling within a large residential curtilage, where it would be well screened by the existing dwelling. Owing to its siting, the development would have very limited visibility from the public realm and would not adversely affect the character or appearance of the street scene.
- Given the generous size of the plot and the spacious rural character of the surrounding area, the proposed stable building would sit comfortably within its setting and would not appear visually intrusive or result in an unacceptable impact on the character or appearance of the countryside.

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 proposed stable building would be used for domestic equestrian purposes ancillary to the enjoyment of the existing dwellinghouse. As such, the proposal would not give rise to a level of activity that would result in unacceptable noise or disturbance to neighbouring occupiers.
- Furthermore, the stable building would be located within a large residential plot and would be well separated from neighbouring dwellings. Given its modest scale, single-storey height and the generous separation distances to surrounding residential properties, the proposal would not result in unacceptable overlooking, loss of privacy, loss of light, overshadowing or an overbearing impact on neighbouring occupiers.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist initially requested further information regarding surface water drainage and biodiversity enhancements. During the course of the application, amended location and block plans were submitted identifying the existing surface water drainage arrangements, confirming the use of a permeable grass reinforced mesh cellular system, and providing details of manure storage and removal to minimise the potential for surface water pollution.
- Following review of the amended information, the Council's Ecologist confirmed that the drainage and manure management proposals were satisfactory and raised no further objections.
- The proposal also includes the planting of native hedgerows which will provide a biodiversity enhancement.

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 would not involve any alteration to the existing vehicular access and would not materially increase vehicle movements associated with the site.
- The site benefits from a substantial residential curtilage with ample space for parking and manoeuvring. Therefore, there are no concerns regarding highway safety or parking provision.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. 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 ☐