

DELEGATED OFFICER REPORT

Application Ref: H/26/101418

Site Address: 168 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DS

Case Officer: Gina Aftanas

Description: New Single Garage With Pitched Roof

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BIFOHH 1 Listed building within the vicinity Bats recorded in the area Great Crested Newts IRZ – Amber Zone Southern Water foul sewage drainage		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	Objection on originally submitted plans (10/06/2026): <i>"Bishopstoke Parish Council Planning Committee agreed to object to this planning application as there had been no reply to the Ecology report and the building is not in keeping with the street scene. Concern was also raised about the high pitch of the roof and the possibility of it being used as living space."</i> No further comments for amended plans received 25/06/2026		
Southern Water:	No Objection		
Ecology:	No objection subject to informatives being included within the decision notice.		
Heritage Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/06/2026 – photographs on file.		

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 Appraisal BIFOHH 1. <u>Character Area Guidance</u> - Maintain the predominant orientation of ridgelines in existing development relative to the slope on Church Road. - Maintain the importance of the views along Church Road to Stoke Common.

- Maintain the predominant narrow plot widths and continuity in building line.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Proposal:

This application seeks approval for the erection of a single garage with pitched roof. The garage measures 4.04m in width, 8.09m in depth and 4.1m to the ridge in height, utilising a cropped hip roof and materials to match the host dwelling. The design includes a side hinged door to the front elevation, window to the rear elevation and 4no. roof lights.

Assessment:Principle

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

Site and Surroundings

The application site comprises a two-storey, semi-detached property located toward the northern end of Church Road in Bishopstoke. The property is set back from the road by way of front garden area with gravel driveway to the side, and the rear is fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, with two listed buildings relatively close by.

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 original plans submitted with the application were unacceptable due to their scale and design. The amended plans, submitted 25/06/2026, reduced the height of the garage by 0.4m and incorporated a roof style that is better suited to the host dwelling and surrounding area. This amended design, along with the use of matching materials will allow the development to be an unobtrusive addition to the street scene.

The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and Character Area Appraisal BIFOHH 1.

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 garage is set back beyond the host dwelling, close to the eastern boundary between the application site and the neighbouring property at 170 Church Road. The initially proposed design raised concerns regarding its excessive height and roof form, which would have resulted in an overbearing impact on the neighbouring property. To address this, the scheme has been revised to reduce the overall height and introduce a cropped hip roof at a 40-degree angle. These amendments successfully minimize the structure's massing, creating a less intrusive relationship with the adjacent dwelling.

No other neighbouring properties are expected to be impacted by the proposal.

As a result, 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.

Heritage

The Council's Heritage Officer had a holding objection to the originally submitted design with the following comments.

"The proposed structure is for an over-sized single garage that is more akin to a mid-American hay barn than traditional forms from this country and is therefore out of context in this situation, more particularly as the ground falls away from it to the north increasing its exposure and impact. It will too cast an unnecessarily large shadow later in the day over its neighbour in No.170 in the small amount of rear garden it possesses which is level with the proposed structure.

The proposal as it stands introduces an unnecessarily large alien form amongst small domestic properties, which will overshadow one neighbour. Holding objection."

The amended design was more positively received with the following comments.

"The above numbered drawing has revised the roof form to a simple 40 degree pitch with half hipped ends. This is far more in keeping with the surrounding built forms which is acceptable, so my holding objection is withdrawn."

The amended plans reduce the overall height of the structure, minimising its impact on the neighbouring property, while the revised roof design enables it to fit unobtrusively within the street scene.

Ecology

Due to this site being in an amber impact risk zone for great crested newts along with nearby records of common toads and slow worms, the Council's Ecology Team were consulted as part of this application. After reviewing the site, no objection was found subject to the following informatives being included within the decision notice.

- A precautionary working method for vegetation clearance will be required. This will require a two-stage vegetation clearance process. A copy of this Precautionary Working Method must be kept on site and available for inspection at all times – details of this Precautionary Working Method are set out within the decision notice.
- Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box may be appropriate for this building.

Southern Water

Due to a foul sewage drainpipe within the boundary of the property, Southern Water were consulted as part of this application. Their initial response requested a condition, however, the applicant had made contact with Southern Water during the application process and a further response with no objection has been received, with the following informatives being included within the decision notice.

- Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.
- Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further

work can proceed on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐