

DELEGATED OFFICER REPORT

Application Ref: H/26/100716

Site Address: 107 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FH

Case Officer: Gina Aftanas

Description: Erection of timber clad garage and the retention of new entrance gates (part retrospective).

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Within flood zone 3 1,000 and 100 year surface water extent		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 01/06/2026 – photographs on file.		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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.

Proposal:

This application seeks approval for the erection of a timber clad garage and the retention of new entrance gates.

The garage measures approximately 4.93m in width, 5.53m in depth and 4.27m to the ridge in height utilising plain tiles for the roof, horizontal timber cladding for the front and side elevations and a metal roller shutter door to the northwest elevation.

The entrance gates are of a dark blue/grey colour and measure 4m in width and 1.8m in height.

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 detached property located towards the western end of Brownhill Road in Chandlers Ford. The property is set back from the road by way of large front garden area edged with hedge planting. The surrounding area is residential in nature featuring different style house-types.

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 amended plans submitted 22/06/2026, are more acceptable due to the stepped back positioning of the garage within the front garden, as well as the reduction in both height and width. The proposed half hipped roof style compliments both the host dwelling and surrounding area with various hipped roof styles along Brownhill Road. The smaller scale structure and stepped back positioning along with additional hedgerow planting to the front of the boundary, will allow the development to be an unobtrusive addition to the street scene.

Although the gates are much larger and of a different material than the previous style, they have been set back from the edge of the original boundary line and screened by hedgerow already in situ.

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.

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.

Due to the positioning of both the garage and gates, neither of the neighbouring properties are likely to be negatively affected in terms of loss of privacy, light or outlook. The garage does not consist of any windows and is over 10m from the nearest neighbouring property.

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.

Flood Risk

The proposed location of the garage is within Flood Zone 3. Due to this, a Flood Risk Assessment was carried and the following mitigation has been stipulated.

- Raising of electronics from ground level
- Use of flood resilient materials
- Constructed with shutter doors to allow for the free flow of water such as not to displace floodwater

Other Material Considerations

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- 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 ☐