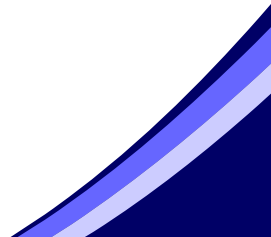


# Appendix A



CHRISTOPHER HART  
M. A HART ASPHALT & MACADAM LTD  
GORE ROAD INDUSTRIAL ESTATE  
NEW MILTON  
BH25 6SA

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Application    | H/26/100931                                                                            |
| Please ask for | Alexandra Stone                                                                        |
| Direct dial    | 023 8068 8318                                                                          |
| Working hours  | Mon to Fri 8:30am to 5pm                                                               |
| Email          | <a href="mailto:alexandra.stone@eastleigh.gov.uk">alexandra.stone@eastleigh.gov.uk</a> |

Monday 11 May 2026

**Town and Country Planning Act 1990**  
**The Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**

Application No. H/26/100931

In pursuance of their powers under the above Act and in accordance with your application received on Monday 16 March 2026 the Council, as Local Planning Authority hereby  
**Refuse Planning Permission For** the following :

|                     |                                                                                  |
|---------------------|----------------------------------------------------------------------------------|
| <b>Description:</b> | Extension to existing dropped kerb to provide wider vehicular access to dwelling |
| <b>Site:</b>        | 10 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BH                                 |

For the following reasons:

- 1 The proposed development, due to the loss of the vegetation and alterations, would create an unnecessary gap in the street frontage which would be detrimental to the character and appearance of the Conservation Area and the setting of the nearby Listed Building. As such the proposal is contrary to Policies DM1 and DM12 of the adopted Eastleigh Borough Council Local Plan 2016-2036.
- 2 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/100931

**Site Address:** 10 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BH

**Case Officer:** Alexandra Stone

**Description:** Extension to existing dropped kerb to provide wider vehicular access to dwelling

|                                        |                                                |                                    |
|----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| - Within Bishopstoke Conservation Area |                                                |                                    |

|                                                                                                                                                                  |                                                |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <b>Z/07208/002/00 – Permit – 10/05/1988</b><br>Erection of detached double garage and store<br><b>C/07208033/00 – Permit – 31/07/2001</b><br>Extension of garage |                                                |                                    |

|                           |                                                                                                                                                                                                                                                                                                                                                            |                                                        |                                           |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>         | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                         | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:          | None                                                                                                                                                                                                                                                                                                                                                       |                                                        |                                           |
| Parish Council:           | No Objection                                                                                                                                                                                                                                                                                                                                               |                                                        |                                           |
| Hampshire County Council: | No Objection                                                                                                                                                                                                                                                                                                                                               |                                                        |                                           |
| Conservation Officer:     | Holding Objection -<br>This proposal is unduly excessive, particularly in a conservation area and virtually next to a heritage asset whose setting will be devalued by what amounts to a new road being constructed up the higher slope, again increasing the impact of its presence as this house is on significantly higher ground than The Old Rectory. |                                                        |                                           |

|                     |                                                |                                    |
|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 13/04/2026 |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-<br><br><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><br><br>The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:<br><i>"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)</i> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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, DM12 and DM14.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals. |

**Proposal:**

The application is for the extension of existing dropped kerb. The application is not supported with a clear understanding for the need for the proposed works.

**Assessment:****Principle**

The site is within the Bishopstoke Conservation Area.

**Character and Appearance and Conservation Area**

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.

Policy DM12 states development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion.

The property is located within Church Road, to the west of Spring Lane. The properties within Church Road are detached with garages and large driveway to the front side. They also have small wall boundaries and planting. The application dwelling has high hedging to the front and side southern facing boundary.

There is a property to the south, the Old Rectory which is a Grade II Listed Building. The proposals include the extension of a dropped kerb to front boundary, removing a large section of the boundary hedging to the front, whilst keeping the side hedgerow adjacent to St Martin Close.

The alterations are excessive for a standard driveway entrance, creating an open space and with the garden being predominantly paved, it would create an incongruous feature within a Conservation Area and it would adversely affect the setting of Listed Building which is in close proximity. As such the proposal is contrary to Policy DM12 of the Eastleigh Borough Council Local Plan 2016-2036.

**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 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.

**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 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 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.

**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.

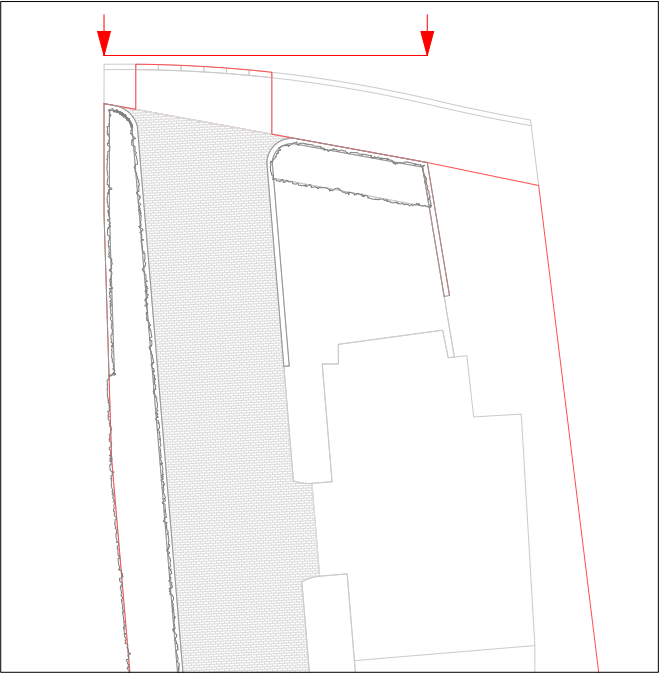
When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

**Conclusion:**

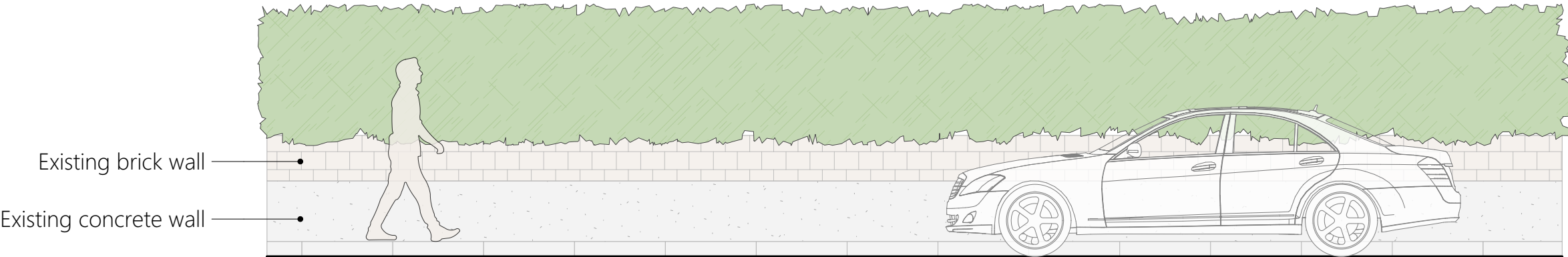
The proposed development, due to the loss of the vegetation and alterations, would create an unnecessary gap in the street frontage which would be detrimental to the character and appearance of the Conservation Area and the setting of the nearby Listed Building. As such the proposal is contrary to Policies DM1 and DM12 of the adopted Eastleigh Borough Council Local Plan 2016-2036.

|                 |                                        |                                                   |
|-----------------|----------------------------------------|---------------------------------------------------|
| Recommendation: | <b>PERMIT</b> <input type="checkbox"/> | <b>REFUSE</b> <input checked="" type="checkbox"/> |
| Comments ...    |                                        |                                                   |

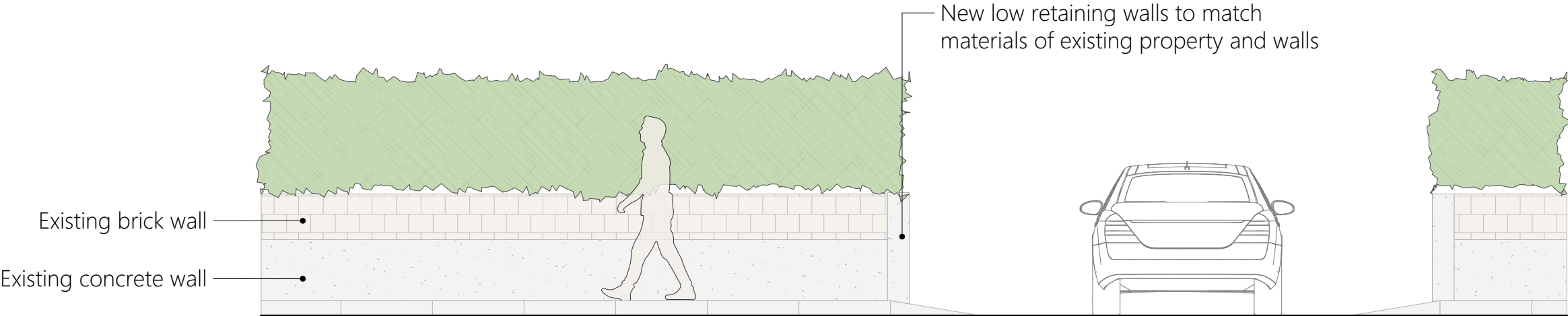
Elevation Location Plan  
1:300 @ A3



Existing Elevation  
1:50 @ A3



Proposed Elevation  
1:50 @ A3





**THE LANDSCAPE SERVICE**  
Landscape & Garden Design  
T: 02381 980022  
E: [info@thelandscape-service.com](mailto:info@thelandscape-service.com)  
W: [www.thelandscape-service.com](http://www.thelandscape-service.com)

|                                         |
|-----------------------------------------|
| Site Address                            |
| 10 Church Road<br>Eastleigh<br>SO50 6BH |
| Drawing Title                           |
| Drop Kerb Elevation                     |
| Drawing Number                          |
| 885 - 3                                 |
| Date                                    |
| 12.03.2026                              |
| Scale                                   |
| Various Scales @ A3                     |



Existing concrete path

Existing retaining wall

New retaining wall

Block paving

5400mm

Proposed drop kerb composed of 1x left taper and 5x low kerb stones

Proposed driveway entrance tbc

5000mm

Driveway continues to existing turning circle to the rear of the property



UK Standard drop kerb

DESIGN NOTES

This drawing is the copyright of The Landscape Service 2017 Limited, all rights reserved. Do not scale from this drawing. All dimensions and levels to be checked. The Landscape Service 2017 Limited do not accept responsibility for any expense, loss, damage of whatsoever nature, however arising from the execution of the work to which it relates.

**SURFACE WATER:** Hard surfacing to comply with Sustainable Urban Drainage Systems (SUDS) where required and to BS 8582

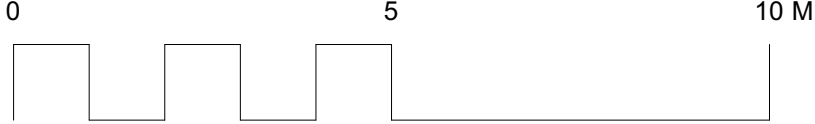
**PERMISSIONS AND REGULATIONS:** Comply with the latest revisions of the Health and Safety at Work Act, the Management of Health and Safety at Work Regulations, the Construction, Design and Management Regulations (CDM), the Control of Pesticide Regulations, the EU Biocide Regulations, Plant Protection Products legislation, the Control of Substances Hazardous to Health Regulations. (COSHH) and all other relevant Acts, Statutory Instruments, Regulations or Orders. Ensure compliance of employees, sub-contractors and all other persons on site. Provide adequate welfare and first aid facilities. Carry out risk assessments and prepare method statements as appropriate. Ensure safe working methods are used.

It is the client's responsibility to apply for all the relevant permissions before commencing work on site. This includes but not limited to: Planning permission, Tree Preservation Orders, Building regulation approval and Party Wall Act.

**SERVICES:** Before starting work locate the exact position of underground and overhead services by making all necessary investigations. No mechanical digging is to take place within 0.5m of gas or electrical services. Follow the guidance issued by the Utility Authority/Company when working close to underground services.

**ELECTRICAL WORK:** To BS 7671 and Part P of the Building Regulations.

**EXTERIOR LIGHTING FITTINGS:** To BS 4533 and BS EN 60598-1.



**THE LANDSCAPE SERVICE**  
Landscape & Garden Design

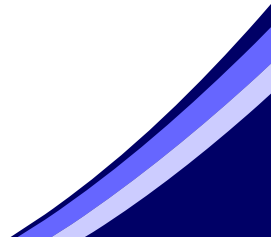
T: 02381 980022  
E: info@thelandscape.service.com  
W: www.thelandscape.service.com

|                |                                         |
|----------------|-----------------------------------------|
| Site Address   | 10 Church Road<br>Eastleigh<br>SO50 6BH |
| Drawing Title  | Drop Kerb Design                        |
| Drawing Number | 885 - 1 - R2                            |
| Date           | 13.02.2026                              |
| Scale          | 1:100 @ A3                              |

Removal of shrubbery to accommodate new driveway.



# Appendix B



MR LEWIS LOVELOCK  
4 FERRYMAN'S QUAY  
VICTORIA ROAD  
NETLEY ABBEY  
SOUTHAMPTON  
SO31 5RA

|                |                               |
|----------------|-------------------------------|
| Application    | H/25/98875                    |
| Please ask for | Gina Aftanas                  |
| Direct dial    | 023 8068 8426                 |
| Working hours  | Mon to Fri 8:30am to 5pm      |
| Email          | gina.aftanas@eastleigh.gov.uk |

Thursday 19 June 2025

**Town and Country Planning Act 1990**  
**The Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**

Application No. H/25/98875

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                      |
|---------------------|------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Extension of 2.2m dropped kerb to 5m, and creation of driveway (retrospective) (amended description) |
| <b>Site:</b>        | 18 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH,<br>SO50 6BH                                                  |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location & Block

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

NOTE TO APPLICANT: It is noted that the increased width will in effect form a continuous drop kerb across the frontage of 3 dwellings, measuring well in excess from the guidance maximum single drop of 10.0m. Given this, there may be a requirement to implement a raised kerb at either end of the drop to form a break accordingly. This level of detail will however be discussed as part of the drop kerb licence application that the applicants will need to enter into with HCC as Local Highway Authority in order to undertake works on the highway, which will be subsequent to any permission that may be granted from EBC as Local Highway Authority.

NOTE TO APPLICANT: The site is required to provide some biodiversity net gain in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building, or the remaining front garden can be enhanced with flowering plants and shrubs to attract pollinators and other wildlife.

Yours faithfully

A handwritten signature in black ink that reads "N. Parker". The signature is written in a cursive style with a large, looped initial "N".

Nicholas Parker  
Planning Manager

N.B. See Attached Notes

# DELEGATED OFFICER REPORT

**Application Ref:** H/25/98875

**Site Address:** 18 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BH

**Case Officer:** Gina Aftanas

**Description:** Extension of 2.2m dropped kerb to 5m, and creation of driveway (retrospective) (amended description)

|                                                                                                                |                                                |                                    |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                            | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the Urban Edge<br>Within a Conservation Area<br>Great Crested Newts IRZ – Highly suitable habitat (red) |                                                |                                    |

|                          |                                                                                                                                                                                     |                                    |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input checked="" type="checkbox"/>                                                                                                                                      | <b>No</b> <input type="checkbox"/> |
| <b>Reference</b>         | <b>Description</b>                                                                                                                                                                  | <b>Decision</b>                    |
| N/37976/000/00           | Notification of proposed works to trees in conservation areas                                                                                                                       | No Objection                       |
| T/05/54013               | Felling Chilean Pine at Front                                                                                                                                                       | Consent                            |
| T/11/70022               | Crown clean 1no. Monkey Puzzle and reduce back selected branches of Magnolia (T2) and fell 1no. Pine (T3)                                                                           | Consent                            |
| N/15/77027               | Notification to fell 2no. stems and reduce back stem by up to 40% of 1no. Magnolia tree to rear                                                                                     | No Objection                       |
| C/37976/001/00           | Erection of replacement conservatory to rear                                                                                                                                        | Permit                             |
| T/14/74142               | Fell 1no. Chilean Pine                                                                                                                                                              | Refuse                             |
| F/08/64033               | Two storey side and rear extension and side facing solar panels                                                                                                                     | Refuse                             |
| T/11/70083               | Reduction to T1 Monkey Puzzle and T2 Magnolia                                                                                                                                       | Consent                            |
| H/19/86857               | Demolition of existing detached garage to rear, two and single storey side extension and new front porch                                                                            | Permit                             |
| N/14/74343               | Notification to fell 1no. Bay (T1)                                                                                                                                                  | No Objection                       |
| T/15/76672               | Fell 1no. Monkey Puzzle                                                                                                                                                             | Consent                            |
| H/22/94167               | Demolition of existing garage. First floor rear extension. Alterations to fenestrations. Front porch. Single storey garage with flat roof. Alterations to front paving. Bin storage | Withdrawn by applicant             |

|                   |                                                                                                                                                  |                                             |                                           |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                               | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | 18A Church Road:<br>The Location Plan (UK Planning Maps) uploaded 12/3/25 quite accurately depicts the frontage boundary between Nos. 18 and 18a |                                             |                                           |

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | Church Rd. However, boundary lines on the Amended Block Plan uploaded 1/5/12 are incorrect, where the distance of the planned drop-kerb from our front-wall boundary is less than that being shown. More care should be taken when drawing up a Block Plan, but we would have no objection to the planned drop-kerb which is still sufficiently distant from the true boundary to the front of Nos. 18 and 18a as on the Location Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Parish Council:     | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Tree Officer:       | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Ecology:            | No Objection<br>I have no objection to the installation of a dropped kerb and creation of a driveway, however the site is required to provide some biodiversity net gain in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building, or the remaining front garden can be enhanced with flowering plants and shrubs to attract pollinators and other wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Hampshire Highways: | No Objection<br>There would be no objection in principle to the proposals from a highway perspective. However, it is noted that the increased width will in effect form a continuous drop kerb across the frontage of 3 dwellings, measuring well in excess from the guidance maximum single drop of 10.0m.<br>Given this, there may be a requirement to implement a raised kerb at either end of the drop to form a break accordingly. This level of detail will however be discussed as part of the drop kerb licence application that the applicants will need to enter into with HCC as Local Highway Authority in order to undertake works on the highway, which will be subsequent to any permission that may be granted from EBC as Local Highway Authority.                                                                                                                                                                   |
| Heritage Officer:   | No Objection<br>An extended dropped kerb for this property makes eminent sense, particularly if it helps reduce the on-street parking here. Although situated approximately midway between two listed properties on the same side of the street, the visual impact of the extended dropped kerb will be less than the concreted footway in front of both no.18 and its southern neighbour no.16. The overall impact of the proposal will be minimal and enable a benefit of less on street parking which will be both a safety improvement and less visual intrusion on the street, so no objection.<br>The use of granite setts or a close facsimile of same and while looking rather bright and 'shiny' at present will tone down with dirt in due course. Granite setts or kerbs are often used in a conservation setting and are far more appropriate here than either Cotswold or stone from India for example, so no objection. |

|                                                                  |                                                |                                    |
|------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 12/05/2025 – photographs on file |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                      |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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, DM12 and DM14.<br><br><b>Supplementary Planning Documents:</b> |

## **Assessment:**

### Site and Surroundings

The application site consists of a two-storey detached dwelling located to the south-east of Church Road. The property is set back from the road by a side driveway and front garden area. The surrounding area is residential in nature and features a variety of different style houses.

### Proposal

The application seeks approval for a 2.2m extension to the dropped kerb and the creation of a driveway. Having been on site, it was seen that the driveway works have been completed prior to permission being granted. The new driveway is laid with light brick work on the ground and a granite style walling. As detailed in the submitted plans, a small area of the front garden has been retained with a grass area and planting to the front.

### Design, Layout and Impact on the Conservation Area

The development is situated within the urban edge, where the principle of development is acceptable. The proposal site is also within a conservation area, and the materials used are similar to the neighbouring property thereby preserving the character and appearance of the conservation area and according with policy DM12.

The development also accords with policy DM1 in that it does not have an unacceptable impact on the character and appearance of the area.

### Residential Amenity

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 the proposal relates to ground level works to create a driveway.

### Highways Matters and Parking

Hampshire Highways were consulted for the drop kerb element of this application; they have no objection to the work but do state a drop kerb licence will be required through them as the Local Highway Authority where further detail will be discussed. The additional space on driveway allows for extra cars to be parked off the roadside.

### Other Material Considerations

- It was noted through representation by a neighbour that the boundary lines on the Amended Block Plan (01/05/2025) were incorrect. This was questioned to the applicant who confirmed this plan was accurate.
- Due to a TPO tree no longer being on the site at the time of application, the Council's Tree Officer was consulted. It was stated that the condition to retain the TPO tree has lapsed, therefore there is no requirement to re-instate the tree. As a result of this there is no arboricultural objection.
- 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:** This application is recommended for approval

Recommendation:

**PERMIT** ☒

**REFUSE** ☐