

DELEGATED OFFICER REPORT

Application Ref: H/26/101174

Site Address: 7 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 1EH

Case Officer: Charlie Vallis

Description: Installation of a log cabin in the front garden.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Orders (58-H; 289-E)		

Planning History?	Yes ☒	No ☐
• Z/12458/001/00 – First floor extension – Permit – Nov 1977 • Z/12458/002/00 – Two storey extension – Permit – Jun 1979 • Z/12458/003/00 – Replacement porch – Permit – Jul 1992 • Z/12458/004/00 – Erection of detached double garage with storage area above in eastern corner – Refuse – Sep 1999 • Z/12458/005/00 – Erection of detached double garage with storage area (revised siting) – Permit – Dec 1999		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of support received from the neighbour at no.9 Merton Ave: The garden for this property is mainly to the front of the house. This cabin will allow better use of their garden. The cabin will probably not be visible from outside the property and I don't see it as a problem even if it is.		
Parish Council:	No comments received		
Tree Officer:	No arboricultural objection		
Ecology:	I have reviewed the photos from the pre-app (Apr 2025). There is no vegetation within the area marked by the wooden stakes that would be affected by the proposal, however the pile of wood chips at the rear of the site could provide habitat for reptiles/amphibians. The rocks in the foreground of the photos appear to be surrounding an area that could be a pond. These rocks could provide crevices where reptiles and amphibians might shelter. Precautionary working methods must be conditioned. Biodiversity enhancements will be required in accord with Local Plan policy DM11 and NPPF (2024) para 187d & 192b.		

Site Visit:	Yes ☒	No ☐
Details: 22.6.2026		

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 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisals.

Assessment:

Principle:

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

Site and proposal:

The application proposes the construction of a log cabin within its front garden, measuring approx. 5m by 5m, and 2.5m in height. The structure would be set in from its front and western side boundary by approx. 5.5m.

The application site sits towards the south-east of Merdon Avenue, with the proposed log cabin sited towards the south-west of a large, stepped front garden. Large setbacks and mature vegetation are characteristic of the site and immediate neighbours, whilst the locality is otherwise fairly mixed in character.

Impact on the character of the area and residential amenity:

Positioned in a large front garden, set in from its nearest boundaries and with natural screening to the front, the cabin would not dominate its garden space, neighbouring properties or the street scene. The modest dimensions of the log cabin are also such that it is not likely to appear an overly prominent addition. The choice of natural materials are likely to allow the cabin to assimilate well into its verdant surroundings. As such, the log cabin is considered respectful of the character and appearance of the locality.

The proposal is unlikely to significantly affect neighbouring privacy given that window openings are at ground floor level and there is natural screening on-site. The building is likely to lend itself to a use incidental to the main house, which would be acceptable within a residential setting.

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 matters:

There will be no likely adverse impact upon trees or other natural features worthy of retention resulting from the proposal. The tree officer has raised no objection from an arboricultural perspective.

As recommended by the Council's ecologist, the applicant will be advised to follow precautionary working methods to protect any wildlife which may be using the site. Rather than being conditioned, an advisory note was deemed more proportionate given the small scale of the proposed works.

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 2030; (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 ...