

DELEGATED OFFICER REPORT

Application Ref: H/26/101595

Site Address: GREEN SUMMIT, CHESTNUT AVENUE, EASTLEIGH, SO53 3HG

Case Officer: Rebecca Altman

Description: Conversion of garage to ancillary living accommodation, with external alterations including new windows and door.

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • ELAC Character Area 37		

Planning History?	Yes ☐	No ☒
No planning history.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No comments received.		

Site Visit:	Yes ☒	No ☐
Details: 8 July 2026 – photographs on file		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> : The most relevant policies are S1 (Sustainable development), DM1 (General criteria), and DM14 (Parking standards).
Supplementary Planning Documents: Quality Places; Residential Parking Standards; ELAC Character Area 37: <i>'1960s to present day terraced/detached development on multi-headed cul-de-sacs on western edge of Eastleigh'</i>

Assessment:
Site and proposal The application relates to a detached dwelling located on the corner of Chestnut Avenue and Chestnut Close. The property has a detached garage on the northern side of the site, which is accessed via Chestnut Close. There is a driveway in front of the garage and an additional gravel parking area adjacent to this. Planning permission is sought for the conversion of the garage into an annex. Internally, the accommodation would comprise a living / sleeping area and bathroom. External alterations would comprise: • replacement of garage door with new window on front (south-east) elevation; • removal of door and window and installation of new small window on side (south) elevation, and; • removal of door and window and installation of new window on rear (north-west) elevation.
Principle of the proposal

The proposal is to convert the garage to an annex for an elderly relative, which would remain ancillary to the main house. Whilst the garage is detached from the house, it shares the same vehicle and pedestrian entrance point and internally it would only include a living/sleeping area and bathroom, with kitchen facilities shared with the main dwelling. Subject to a condition to ensure that the annex remains ancillary to the existing dwelling, the principle of the proposal is considered acceptable.

Design and visual impact

The alterations to the garage are considered to be appropriate and in keeping with the appearance of the main dwelling, with any new brickwork to match existing. The garage is set back from the road and it is not considered that the alterations would have any adverse visual impact on the character of the area.

Amenity of neighbouring residents

The nearest neighbouring property is No. 15 Chestnut Close to the north of the site. The proposed conversion would not result in any increase in the size of the garage and no new windows or doors would be installed on the north side elevation facing the neighbouring property. The use of the building for annex accommodation ancillary to the main house is not considered to result in any adverse impacts on neighbouring amenity in terms of loss of privacy or increased noise and disturbance.

Access and parking

There would be no change to the existing vehicle and pedestrian access to the site. In terms of parking, the existing property has 4 bedrooms, which would increase to 5 with the conversion of the garage, and the Council's Adopted Parking standards require a dwelling of this size to have at least 3 parking spaces. Although the proposal would result in the loss of a garage parking space, there is a driveway and an additional gravel parking area adjacent to the house which can accommodate at least 3 cars, in accordance with the parking standards. The parking provision is therefore acceptable.

Other matters

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, 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. Being a modern conversion, any new lighting and bathroom features are likely to have a good standard of efficiency, in line with policy objectives.

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 ☐

Plan numbers:

- Existing Block Plan – 01 A EX A
- Existing Plans – 02 A EX A
- Existing Elevations – 03 A EX A
- Proposed Block Plan – 04 A EX A
- Proposed Plans – 05 A PP A
- Proposed Elevations – 06 A EX A

The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.