

DELEGATED OFFICER REPORT

Application Ref: H/26/101339

Site Address: BARTHOLOMEWS, 52A SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

Case Officer: Gina Aftanas

Description: Retrospective planning permission for a shed in the front garden.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal BHH 32		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
PD/25/100456	Enquiry: conversion of double attached garage	Planning application not required - 11/12/2025
Z/37003/001/00	Single storey side extension	Permit - 25/11/2003
Z/37003/000/00	Construction of single storey front/side extension and rear conservatory	Permit - 28/07/2000

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 22/06/2026 – 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, DM11 and DM14.
Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisal BHH 32. <u>Character Area Guidance</u> - Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character. - Retain and extend the continuity in building line at the southern end of Satchell Lane. - Ensure that any backland development is subordinate to the existing development and serviced via a separate access road. - Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

Proposal:

This application seeks retrospective approval for a shed situated within the front garden. The structure measures approximately 3.3m in width, 2.3m in depth and 2.4m at its highest point. The shed is placed on a concrete base and is of grey and white composite cladding material.

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 southern end of Satchell Lane, in Hamble-Le-Rice. The property is set back from the road by way of front garden area with driveway and includes established hedgerow boundary treatment. The surrounding area is residential in nature featuring different style house-types along a leafy lane.

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.

As the structure is placed in the far the corner of the front garden, it is unlikely to be seen from the public realm. The hedgerow already in situ heavily screens the majority of the structure and the fleeting view on approach in the winter months is also partially screened by additional planting to the southern side. The development would not be an overdevelopment of the site due to the modest scale of the structure, 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 BHH 32.

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 relatively modest scale of the structure and its positioning within the garden, it is unlikely to affect the neighbouring properties. The neighbour to the south is a significant distance from the structure, this along with the small scale and positioning within the garden ensure it is not negatively impacted in terms of loss of privacy, light or outlook.

The neighbour to the north is also unlikely to be negatively affected by the proposal due to the boundary treatment already in situ, along with the positioning to the corner and is heavily screened by planting within the neighbouring garden.

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.

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 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐