

DELEGATED OFFICER REPORT

Application Ref: F/26/101348

Site Address: 168 GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE
SOUTH, HEDGE END, SOUTHAMPTON, SO30 2FP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Part retrospective formation of hardstanding area, construction of associated front and side access steps serving the mobile home, and erection of a detached brick shed

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • EBC Owned Land		

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Asset Management Team:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 29 th May 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 Appraisal for Hedge End, West End and Botley (HEWEB 66)

Assessment:
<u>Site context and surroundings</u>
The application site comprises a plot occupied by a single-storey static mobile home within the Grange Park Mobile Home Park, Hedge End. The mobile home is finished in grey render above a brick base and is set back from the road. The front, side and rear areas of the plot are predominantly finished in gravel.

Grange Park Mobile Home Park is owned by Eastleigh Borough Council and contains numerous single-storey mobile homes of broadly comparable scale and form. Whilst the mobile homes share a similar overall appearance, many plots have been altered over time with features such as hardstanding areas, boundary treatments and detached outbuildings, resulting in a varied appearance throughout the park.

Proposal

The application seeks planning permission for the part retrospective formation of a block paved hardstanding, construction of front and side access steps serving the existing mobile home, and the erection of a detached brick shed. During the site visit, it was noted that the development remains under construction and therefore the application is part retrospective.

The proposed block paved hardstanding has not yet been completed, with only the gravel base currently in place.

The front access steps have been substantially constructed but remain unfinished. They would serve the principal entrance via the French doors and comprise three brick steps measuring approximately 2.53 metres in width. The side access steps have similarly been substantially constructed but remain unfinished. They would provide access to the side entrance of the mobile home and measure approximately 1.37 metres in width.

The proposed detached brick shed would be positioned towards the rear of the plot and would measure approximately 2.5 metres by 2 metres. A concrete base has already been constructed but the shed itself has not yet been erected.

Policy and Principle

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

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed block paved hardstanding, access steps and detached brick shed are all modest scale domestic additions associated with the existing mobile home. They are proportionate to the size of the plot and are typical ancillary works commonly found within mobile home parks.
- During the site visit, it was noted that numerous neighbouring plots within Grange Park have been altered over time through the addition of features such as hardstanding areas, parking spaces, detached outbuildings, and boundary treatments. As such, the proposal would not appear out of character within the wider site and would integrate comfortably with the varied appearance that already exists throughout the park.
- The proposed detached brick shed is modest in scale and would be located towards the rear of the plot, where it would remain visually subservient to the existing mobile home.
- The proposed use of matching red brick for the access steps and detached shed would provide a consistent appearance and would complement the existing mobile

home.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed block paved hardstanding and access steps are domestic in nature and, by reason of their scale and function, would not result in overlooking, overshadowing, loss of privacy or any other adverse impact on the amenities of neighbouring occupiers.
- The proposed detached brick shed would be modest in scale and positioned towards the rear of the plot. Owing to its limited size, separation from neighbouring properties and the presence of existing boundary hedging and fencing, it is not considered that the proposal would result in any significant loss of outlook, light or privacy to adjoining occupiers.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The works would not alter the existing vehicular access onto the estate road. It is considered that adequate parking and manoeuvring space would continue to be available within the site. Therefore, the proposal raises no highway safety concerns.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐