

DELEGATED OFFICER REPORT

Application Ref: H/26/101502

Site Address: 29 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing garage/outbuilding and erection of a detached annexe

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/38914/001/00 - Construction of first floor and single storey rear extensions - Permit - 23/12/2003		

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

Site Visit:	Yes ☒	No ☐
Details: 18 th June 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 28); Annexes for dependent relative supplementary planning advice (November 2005)

Assessment:
<u>Site context and surroundings</u>
29 Granada Road is a two-storey semi-detached brick-built dwelling which benefits from a long rear garden and an existing detached garage located at the far end of the plot. Access to the garage is provided via a shared driveway running between Nos. 29 and 31 Granada Road, which also provides access to the rear gardens of both properties.
It was noted during the site visit that the existing garage is in a poor state of repair and no longer appears to be in active use. The rear garden is partly hard surfaced and partly laid to lawn. The surrounding area is residential in character, comprising a mix of detached and semi-detached dwellings.

Proposal

The application seeks planning permission for the demolition of the existing detached garage and the erection of a detached single-storey annexe within the rear garden of 29 Granada Road. The proposed annexe would comprise a bedroom and shower room and would feature a pitched gable roof. External materials would comprise facing brickwork to match the existing dwelling, interlocking roof tiles to match the existing roof, and white uPVC windows and doors.

Following a request for clarification, the applicant confirmed that the annexe is intended to provide ancillary accommodation for a family member. The accommodation would remain served by utilities from the main dwelling, would not be occupied independently, rented or sold separately, and would remain ancillary to the occupation of the host dwelling.

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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- According to the Annexes for dependent relative supplementary planning advice, the design, scale and visual impact of a proposed annexe must be appropriate to the site. The Council is unlikely to grant permission for an extension to be used as an annexe, if in other circumstances the proposal would not be acceptable. In determining a planning application for an annexe the Council will expect the proposed development to:
 - i) be subordinate in scale to the principal dwelling. An annexe capable of being made into a separate dwelling, will not be acceptable;
 - ii) be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling;
 - iii) share a vehicular access with the principal dwelling;
 - iv) be in the same ownership as the principal dwelling;
 - v) have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe;
 - vi) comply with the Council's normal design standards for extensions, and include adequate amenity space and car parking provision for the enlarged property.

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 annexe would replace an existing detached garage positioned at the far end of the rear garden. It was noted during the site visit that the existing structure is in a poor state of repair and is no longer capable of serving its intended function as a garage. Therefore, the replacement of this structure would provide a visual improvement to the site.
- Although larger than the existing garage, the proposed annexe would remain clearly ancillary to the host dwelling in both scale and appearance. It would occupy a broadly similar position within the site, and the proposed external materials, comprising facing brickwork and roof tiles to match the existing dwelling together with white uPVC windows and doors, would ensure the building integrates well with the host dwelling and appears as a sympathetic addition to the property, rather than an incongruous feature within the surrounding area.
- Due to its siting well behind the established building line and at the rear of the property, the proposed annexe would have limited visibility from the public realm. As such, it would not appear visually prominent within the street scene or adversely affect the character and appearance of the surrounding area.

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 annexe would occupy broadly the same position as the existing detached garage at the rear of the site. Although the replacement building would be modestly larger and taller, it would remain single storey and retain enough separation distances from the habitable room windows of neighbouring dwellings.
- The principal entrance would face the applicant's own rear garden, whilst the remaining windows are positioned such that they would not result in any unacceptable overlooking of neighbouring private amenity areas.
- Given the location of the building at the rear of a long garden, together with its modest scale and height, it is not considered that neighbouring occupiers would experience any materially greater loss of outlook, overbearing impact or overshadowing than currently exists as a result of the existing garage structure.
- Although the building would be detached from the main dwelling and could be accessed via the existing shared driveway, the layout and proposed use demonstrate a clear functional relationship with the host dwelling. The principal entrance is accessed from the rear garden, emphasising its physical relationship with the main house rather than the shared access.
- Furthermore, the applicant has confirmed that the accommodation is intended solely for occupation by a family member, that all utilities will remain connected to the main dwelling, that the accommodation will not be sold, let or occupied independently, and that it will remain ancillary to the main dwelling. The submitted floor plan also contains no full kitchen capable of supporting independent day-to-day living. In combination, these factors demonstrate that the proposal would function as ancillary accommodation rather than as a separate self-contained residential unit. This relationship can be secured through a planning condition.

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 proposal would not alter the existing vehicular access arrangements to the site. The shared driveway serving Nos. 29 and 31 Granada Road would remain unchanged.
- The existing garage was observed during the site visit to be in a poor state of repair and is not currently capable of accommodating a vehicle. As a result, its removal is not considered to result in the loss of an effective parking space.

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 ☐