

DELEGATED OFFICER REPORT

Application Ref: H/26/101552

Site Address: 157 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HP

Case Officer: Alexandra Stone

Description: Proposed new detached garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
H/23/94573 – Permit – 24/03/2023 Proposed single storey rear extension following demolition of existing conservatory		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	<u>Objection</u> The Parish Council objects to this application as it is front of the building line, but within Character Appraisal Area BHH32. The guidance clearly states "maintain the predominant deep building setbacks in order to retain/reinforce the existing levels on-plot planting" if permission is granted it may also set a precedent.		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 3/08/2026		

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 Appraisals.

Proposal:
Addition of detached garage to front garden measuring approximately 5m in width by 6m in depth.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

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.

The detached property is located within Satchell Lane, to the east of Hamble Lane. The properties within the street are set back from the roadside with large driveways, some with garages to the side. They also have gardens to the front, surrounded by trees and small amount of sparse hedging in places. The application site has a garage to the side of the dwelling.

The proposal is the erection of a detached double garage to the front garden which is raised and to the front of the property. The garage would sit forward of the building line and in such a prominent position which would not be in keeping with the character of the area and erode the established pattern of development along Satchell Lane. It would create a dominant and incongruous feature within the streetscene.

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.

The garage would be set to the front garden, unlikely to cause overshadowing or overlooking to neighbouring properties.

- 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: The proposed development due to its siting, scale/massing and resulting impact on the character and appearance of the street scene, would create an unattractive and incongruous feature at odds with the appearance of the neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036]

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...