

DELEGATED OFFICER REPORT

Application Ref: H/26/101609

Site Address: 33 VERDON AVENUE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HW

Case Officer: Rachael Morris

Description: Single storey rear extensions following the demolition of the existing conservatory and replacement of existing detached garage with annexe

Particular Site Constraints?	Yes ☐	No ☒
• Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/28861/000/00 - Erection of Garage – Permit – May 1986 • H/20/87147 - Proposed two storey rear extension and alterations to fenestration – Permit – Mar 2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	I have reviewed the site photos. Whilst there are one or two areas near the existing conservatory with gaps where bats could find some temporary shelter, it is not likely that these would be used as longer term roosts due to light and lack of thermal stability. The area of the garden that would be affected is existing hardstanding. The existing garage has a corrugated metal roof which would not provide suitable habitat for bats. There are vines growing over the garage and between the garage and a nearby tree which could provide habitat for nesting birds. The vines appear to be ivy and possibly Virginia creeper (<i>Parthenocissus quinquefolia</i>) or false Virginia creeper (<i>Parthenocissus inserta</i>) both of which are invasive non-native species and must not be allowed to spread into the wild. These species can be disposed of as normal green waste or buried on site.		

Site Visit:	Yes ☒	No ☐
Details: 05/08/2026		

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 Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The proposed single storey rear extensions are subservient additions to the host dwelling. The extensions are proposed with a flat roof which is the same as the existing extension/conservatory and as such the overall character of the existing dwelling is unaffected.
- The proposed annexe is a modest addition to the rear garden. This is to replace an existing garage of a similar size with the proposed hipped roof being the only height difference and an extra approx. 1.8m in length. While the annexe will be physically separated from the main dwelling, the annexe proposed is completely reliant on the host dwelling for all daily activities other than sleeping and washing. This relationship ensures that the annexe and main dwelling will be closely linked. In addition, the annexe will share the private amenity space, vehicular access and have no boundary demarcation.
- Moreover, a statement was submitted with the planning application which states the annexe will be used by one of the residents of the dwelling who needs care. A condition will be applied to ensure the annexe will only be used by dependent relatives.
- The annexe will also host a storeroom to the front which is intended to be used for mobility equipment. From the street scene, the character will resemble that of a garage and as such would not look dissimilar from what is there as existing. However, this is also screened by a double gate.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The annexe will not contribute to an increased parking needs as care will be delivered by an existing resident and the existing property has a driveway for car parking.

Residential amenity

- 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.
- The only windows proposed are at ground level and face inwards to the garden space, as such not overlooking any neighbouring properties.
- The proposed extensions and annexe are all single storey and unlikely to create any unacceptable overshadowing or loss of light/outlook. The proposed single storey extension located closest to the attached neighbour is set at a reduced height than the existing dwelling's single storey additions to reduce its presence. In addition, a boundary hedge/fence will screen most of the proposed development. The annexe is also partially screened by an existing neighbouring outbuilding.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...