

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/101410

**Site Address:** ALLINGTON MANOR FARM, ALLINGTON MANOR, ALLINGTON LANE,  
WEST END, SOUTHAMPTON, SO50 7DE

**Case Officer:** Katie Lasham

**Description:** Erection of an outbuilding (Retrospective).

|                                                              |                                                |                                    |
|--------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                          | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within designated countryside<br>Great Crested Newts (Amber) |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                 |                                                |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                        | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| H/26/101323: Erection of a domestic stable building for two horses, with associated tack room. Permit – 10/07/2026                                                                                                                                                                                                                                              |                                                |                                    |
| H/23/95436 - Provision of carport (Retrospective Application) - Permit - 08/08/2023                                                                                                                                                                                                                                                                             |                                                |                                    |
| LDC/21/92025 - Lawful Development Certificate for a proposed use or development: The provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by family members as part of one household (not a material change of use) - CLOPUD - Certificate Issued - 28/01/2022 |                                                |                                    |
| F/20/88124 - Erection of 1no. five-bedroom detached dwelling following demolition of existing dwelling and outbuildings - Permit - 11/11/2020                                                                                                                                                                                                                   |                                                |                                    |
| Z/30144/002/00 - Erection of overhead electricity line. - Raise No Objection To - 28/09/1994                                                                                                                                                                                                                                                                    |                                                |                                    |
| Z/31133/000/00 - Erection of dwelling following demolition of existing - Permit - 02/11/1989                                                                                                                                                                                                                                                                    |                                                |                                    |

|                          |                                                                                                                                                                                                                                                                                                                                                                  |                                             |                                           |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>        | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                               | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:         | None                                                                                                                                                                                                                                                                                                                                                             |                                             |                                           |
| West End Parish Council: | No Objection                                                                                                                                                                                                                                                                                                                                                     |                                             |                                           |
| Trees:                   | No Objection. The outbuilding is located near to an oak tree but is on approximately the same footprint as a former L-shaped stable block. Footprint is therefore already “developed”. As it is retrospective, not clear how the root protection area was treated during construction, but this cannot be controlled now as the proposal is retrospective.       |                                             |                                           |
| Ecology:                 | No Objection: The retrospective new building is smaller than the old one, amber impact zone for GCN with records of GCN nearby, records of bats nearby and dormice in the wider area. However, it is on gravel/hardstanding so not likely to affect any habitat. A biodiversity enhancements condition is required. Surface water drainage should be considered. |                                             |                                           |

|                      |                                                |                                    |
|----------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 8 July 2026 |                                                |                                    |

|                                                                                |
|--------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                 |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b> |
| <b>Development Plan:</b>                                                       |

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S5; and Development Management policies DM1, DM11 and DM26.

**Supplementary Planning Documents:**

Quality Places (June 2026); Character Area Appraisals; Trees and Development.

**Assessment:**

Summary of site and proposal

The application site comprises a substantial detached dwelling located on Allington Lane within the designated countryside. The property occupies a generous plot and contains the main dwelling together with several existing outbuildings positioned to the front and rear of the dwelling. The surrounding area is characterised by large residential properties set within spacious plots in a rural setting, with significant separation distances between neighbouring dwellings. The site is bounded by areas of open land. There is a large oak tree within the site, which was near a previously existing stable block, that was demolished when the new dwelling was built, permitted under planning application F/20/88124.

This application seeks retrospective permission for the erection of an outbuilding at the rear of the garden and located within the area the previous stable block was situated, in proximity of the oak tree and underneath its tree canopy. The outbuilding comprises timber cladding and a hipped roof and is being utilised as storage for the dwellinghouse.

Principle of development

The application site lies outside the defined urban edge and within the countryside, where policies seek to strictly control new development. In this regard, the proposal has been assessed principally against Policy S5 and Policy DM26 of the Eastleigh Borough Local Plan (2016–2036), which together establish a general presumption against new residential development in the countryside unless specific criteria are met.

Impact on character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both and in relation to the surrounding character of the area, spaces and countryside views.

The proposed outbuilding is modest in scale and serves as garden storage room for the occupants of the dwelling. The retrospective outbuilding is located close to the existing dwelling and is situated on the existing large expanse of gravel driveway. It is set to the rear of the dwelling and is therefore screened from prominent views of the street scene. The outbuilding has limited visibility from the wider countryside views and would therefore not harmfully impact on the surrounding open countryside. It would not appear visually intrusive and is a very modest addition set in proximity of the dwellinghouse.

For these reasons, the scheme preserves the character and appearance of the countryside area, in accordance with policies DM1, DM26 and S5 of the local Plan.

Impact on residential amenity

NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.

The outbuilding is to be used as a garden storage room for the occupants of the dwelling. The land east of the outbuilding is not in the neighbour's ownership, however the outbuilding is modestly set in from the east side boundary, and this neighbouring land is an open grass

field, ensuring there are no harmful neighbouring impacts created on this neighbouring land. It is well separated from any other neighbouring properties to ensure amenity is preserved in all regards. For the reasons stated, the scheme is in accordance with NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan.

#### Impact on trees

Policy DM11 requires proposals to protect, conserve and enhance habitats including trees that are important to biodiversity and local character. The Trees and Development SPD seek development to not involve the loss of trees that add to the value of the character of the area, for their appearance or for biodiversity, unless they can be replaced with features of equivalent or enhanced value.

The outbuilding stands directly beneath a large oak tree, which is in a similar footprint location to the former L-shaped stable block. Since this footprint was previously developed, the baseline impact on the tree remains unchanged. Although the application lacks detail on Root Protection Area management during construction and whether or not the construction exclusion zone (CEZ) was enforced, the Tree Officer raises no objection to the retention of the outbuilding, as there is no retrospective mitigation that can be carried out.

#### Impact on ecology

Policy DM11 of the Local Plan requires the protection, conservation and enhancement of all international, national and local nature conservation and designations and networks of habitats. It also requires a net gain of biodiversity on all development sites.

The ecology officer has been consulted on the proposal and raises no objection. Whilst the officer notes the site is within an amber zone for Great Crested Newts, with records of bats and dormice also nearby, the gravel the outbuilding is laid upon is unlikely to affect any habitat.

A biodiversity enhancement informative note has been added to ensure the scheme provides biodiversity improvements to the area in accordance with Policy DM11 of the Local Plan.

The ecology officer requested drainage information to be provided, however as the outbuilding is set on existing gravel, is modest in its scale and is an area at low risk of surface water flooding, this is not considered necessary for this application.

#### 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:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments ...