

DELEGATED OFFICER REPORT

Application Ref: H/26/101686

Site Address: 3 THE RETREAT, EASTLEIGH, SO50 4GY

Case Officer: Gina Aftanas

Description: Addition of a front porch and relocation of the front door.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Character Area Appraisal ELAC 5		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 03/08/2026 – photographs on file.		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"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."

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 ELAC 5.

Character Area Guidance

- Maintain the formal building compositions around route intersections and open spaces.
- Retain the wide grass verges and associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the recreation ground in any new development.
- Maintain the predominant plot widths and continuity in building line.
- Ensure that the form of new development relates effectively with the gable-end frontages prominent in existing development.

Proposal:

This application seeks approval for the erection of a single storey, mono pitch front porch. The porch measures approximately 2.46m in width, 1.5m in depth and 3m to the ridge in height utilising brick and roof tile materials. The proposal also includes 1no. entrance door and 1no. window to the front elevation.

Assessment:

Principle

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

Site and Surroundings

The application site comprise a two-storey semi-detached property located within The Retreat, west of Twyford Road in Eastleigh. The property is set back from the road by way of gravel driveway and front garden area, with the surrounding area being of a residential nature featuring similar style house-types.

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 proposal is suited to the host dwelling in terms of its form, scale and appearance by use of subservient design and similar materials. The proposed roof design compliments both the host dwelling and surrounding area, with pitch roofs being a common feature within The Retreat, and surrounding roads. Although there are no other porches currently present within The Retreat, due to the modest size and use of similar materials, the proposal is not expected to cause harm to the street scene.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and Character Area Appraisal ELAC 5.

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.

Due to the modest scale of the proposal and positioning to the centre of the property, neither of the neighbouring properties are expected to be negatively affected. The proposal passes the 45-degree test, ensuring the neighbouring properties are not affected by an unacceptable impact in terms of loss of light or overshadowing. There are no windows proposed to the side elevations, ensuring no overlooking will be imposed on the neighbouring properties.

The small scale of the development is also not expected to reduce the available parking that is already in situ.

As a result, 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.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐