

DELEGATED OFFICER REPORT

Application Ref: F/26/101637

Site Address: 103 STOKE COMMON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DW

Case Officer: Charlie Vallis

Description: Erection of outbuilding on land opposite host dwelling and continued use of this land for purposes incidental to the residential dwelling.

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

Planning History?	Yes ☒	No ☐
F/16/79002 – Single storey rear extension – Permit – 10/12/2026		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>20/8/26: Updated comments:</u> I'm happy that the proposals will not impact any habitat which is of raised interest for ecology. As the use is retrospective which presumably includes the concrete base and the actual amount of habitat impacted is very small I'm satisfied that this application would be exempt from needing to demonstrate mandatory 10% net gain. As such there is no ecology objection subject to the suggested enhancements being incorporated where appropriate. <u>17/7/26:</u> The site is in an amber impact risk zone for great crested newts. There are records of slow worms, bats and hedgehogs close to the site. Full applications which are not exempt are required to demonstrate 10% biodiversity net gain (BNG). Separate from 10% BNG, biodiversity enhancements will be required in accord with Local Plan policy DM11. A bat box and a swift nest box may be appropriate.		
Tree Officer:	The boundary vegetation is curtailed by the presence of overhead power cables and, thus, is not significant from an amenity perspective. We raise no arboricultural objection to the proposed outbuilding.		

Site Visit:	Yes ☒	No ☐
Details: 14/08/26		

Policy:
National Planning Policy Framework – National decision-making policies 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:
<u>Proposal and principle:</u> This application is partly retrospective, seeking to formalise the use of an area of land to the front of the property for purposes incidental to the residential use of the main dwelling.

The submitted information outlines that the area has been under the applicant's ownership since 2008 and used for storage of bins and gardening equipment. Also proposed is the erection of an outbuilding on this land with a footprint of approx. 5m by 4m, measuring approx. 2.8m to the roof ridge and 2.2m to the eaves.

The development is within the urban edge where the principle of development is acceptable, with any formal approval being based on the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the NPPF, adopted local plan and supplementary planning guidance.

Character of locality and neighbouring residential amenity:

The application site is located at the entrance of a close of properties where ground level drops towards properties at the end. The site is therefore set fairly high in relation to properties and adjacent parking area to the east. Despite its raised position, the shed would not appear overly dominant or incongruous within its immediate surroundings.

Relative to Stoke Common Road the proposed shed would be set back and largely screened by boundary hedging such that it is not likely to be overly noticeable. Its positioning is also fairly unobtrusive, allowing views through to properties at the end of the close. The proposed materials are considered suited to the locality and given the size and positioning of the shed it is considered that the proposed shed would sit comfortably within its surroundings, in accordance with EBLP policy DM1.

Given its scale and positioning the development accords with EBLP policy DM1 and the 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 continued use of this land for purposes incidental to the dwelling's residential use would not result in likely harm to the character of the area or adverse impact on the residential amenity of neighbouring occupiers.

Nature conservation and trees:

As confirmed in consultation with the Council's Tree Officer, there will be no adverse impact upon trees or other natural features worthy of retention.

The Council's Ecology team have outlined that they are satisfied that the development would be exempt from the requirement to demonstrate mandatory 10% BNG. The voluntary biodiversity enhancements outlined in their response shall be recommended via an advisory note to meet the requirements of EBLP policy DM11 to 'seek a net gain of biodiversity on all development sites'.

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 ...