

DELEGATED OFFICER REPORT

Application Ref: H/26/101740

Site Address: 47 VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31 1ES

Case Officer: Charlie Vallis

Description: Conversion of existing attached garage to annexe.

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

Planning History?	Yes ☒	No ☐
O/12/71522	Outline application with all matters reserved (except for access) for construction of up to 250 dwellings, Sunday's Hill Bypass and new junctions with Heath House Lane and Dodwell Lane, public open space including equipped children's play area, associated landscaping and diversion of electricity cables underground following demolition of existing vehicle repair buildings, Meadow View and structures associated with Salisbury Bungalow	Approved Nov 2013
R/15/76606	Reserved Matters: application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 61 dwellings (Phase 2) with ancillary road, landscaping, car parking, drainage and sewage pumping station.	Approved Sep 2015

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Hedge End Town Council:	No Objection		
Tree Officer:	No arboricultural objections		
Ecology:	No objections. Recommended biodiversity enhancements and an advisory note related to works protected/priority species.		
Southern Water:	Southern Water has no objections to this proposal. Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H. Any new connections to the public sewerage system will require a New Sewer Connection application (Section 106) to be submitted and approved by Southern Water.		

Site Visit:	Yes ☒	No ☐
Details: 02.09.2026		

Policy:
National Planning Policy Framework (NPPF) - National decision-making policies (NDMPs) 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 (Jun 2026); Parking Standards (Sep 2025); Character Area Appraisals.

Assessment:

Principle and background:

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

The site's original planning approval under R/15/76606 included the following condition:

"The garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To ensure the adequate provision of on site parking for the purpose of highway safety".

Householder permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, for garage conversions, would therefore not apply to this proposal. Given the wording of the above condition, the main consideration should be the adequacy of on-site car parking provision and highway safety.

Design and layout:

The proposed garage conversion would be suited to the host dwelling in terms of its form, scale and appearance and would sit comfortably within the locality, given its inconspicuous positioning and the use of external materials to match the host dwelling.

The development would not be an overdevelopment of the site, retaining sufficient amenity space and, as shown on the updated parking plan, an additional space can be provided on site to comply with the Council's Parking Standards SPD – which requires the 3no. on site car parking spaces for a 4+ bedroom property.

Two car parking spaces were noted next to the drive outside the red line boundary of the application site, however, given that no evidence has been provided that this is a formal arrangement, only land within the red line boundary has been included in the parking quantum and the assessment of this application.

Regarding the use of the proposed garage conversion, the Council's Quality Places SPD supports the principle of annexe accommodation, setting out that residents should be able to adapt homes to their changing needs over different stages of life, for example through the creation of annexe accommodation to support multi-generational living.

The proposed annexe would share front access, parking, rear amenity space and be internally linked with the host dwelling. This would facilitate a strong link with the main dwellinghouse. A condition will be recommended to control the use and occupancy of the annexe and ensure that the annexe remains ancillary to the host dwelling. This would keep the proposals within the remit of a householder planning application and ensures adequate car parking provision, with the arrangements only considered suitable if the property continues to function as a single residential unit.

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.

Given the positioning of the proposed annexe away from neighbouring properties, with limited external alterations proposed, there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.

Other matters:

The garage conversion will not result in adverse impact upon trees or other natural features worthy of retention.

An advisory note will be placed on any decision to encourage the implementation of on-site biodiversity enhancements, and make the applicant aware of their responsibilities in relation to protected/priority species'.

Southern Water have advised of the requirements for surface water drainage and new sewer connections, which are governed under legislation separate to planning.

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 ...