

DELEGATED OFFICER REPORT

Application Ref: H/26/101722

Site Address: 10 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BH

Case Officer: Alexandra Stone

Description: New dropped kerb, new access and driveway, close existing driveway access with new retaining wall and landscaping

Particular Site Constraints?	Yes ☒	No ☐
- Within Bishopstoke Conservation Area		

Planning History?	Yes ☒	No ☐
Z/07208/002/00 – Permit – 10/05/1988 Erection of detached double garage and store C/07208033/00 – Permit – 31/07/2001 Extension of garage H/26/100931 – Refuse Planning Permission – 11/05/2026 Extension to existing dropped kerb to provide wider vehicle access to dwelling		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	Objection - The new access provides no clear line of sight for coming out of the driveway onto Church Road.		
Hampshire County Council:	No Objection		
Heritage Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: For previous application		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)</i>

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.

Proposal:

The application is for a new dropped kerb approximately 3m in width, new access and driveway, close existing driveway access with new retaining wall and landscaping.

Assessment:**Principle**

The site is within Bishopstoke Conservation Area.

Character and Appearance (and Heritage Asset)

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.

Policy DM12 of the Local Plan and policy HE4 of the NPPF state that development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion.

The property is located within Church Road, to the west of Spring Lane. The properties within Church Road are detached with garages and large driveway to the front side. They also have small wall boundaries and planting. The application dwelling has high hedging to the front and side southern facing boundary.

There is a property to the south, the Old Rectory which is a Grade II Listed Building. The proposals include the extension of a dropped kerb to front boundary, removing a large section of the boundary hedging to the front, whilst keeping the side hedgerow adjacent to St Martin Close.

The proposal is to create a new vehicle access whilst closing the existing driveway, changing it steps leading to the highway and reinstating the hedgerow and wall. The new driveway is not as wide as the previously refused application of H/26/100931, and much more suited to the property and better balanced with the character of the area. It would not be as noticeable and would close a much wider gap between hedging and so would not cause harm and enhances the appearance of the conservation area.

- The design of the proposals are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality, including the adjacent listed buildings and conservation area.

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 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.

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 ...