

DELEGATED OFFICER REPORT

Application Ref: F/26/101542

Site Address: 40 GRANGE PARK MOBILE HOMES, SHAMBLEHURST LANE SOUTH,
HEDGE END, SOUTHAMPTON, SO30 2FP

Case Officer: Katie Lasham

Description: Erection of outbuilding and a 2.13metre fence (Retrospective Application)

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge EBC Owned Land		

Planning History?	Yes ☒	No ☐
F/25/99120: Application for a shed and landscaping/hard standing, including parking area, and new boundary fencing. Approved June 2025.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	Objection for the following reasons: • Height of fence • Overdevelopment		
Asset Management:	Response received confirming no response is required.		
Tree Officer:	No objection. The two proposed parts of this proposal for the outbuilding and fence do not cause arboricultural issues.		

Site Visit:	Yes ☒	No ☐
Details: 8 July 2026		

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 and DM11.
Supplementary Planning Documents: Quality Places (June 2026); Character Area Appraisals; Trees and Development.

Assessment:
<u>Summary of application site and proposal</u> The application site comprises a static mobile home located in the Grange Park Mobile homes site in Hedge End. The mobile home benefits from a previous planning permission for a shed, landscaping/hard standing, including parking area, and new boundary fencing to serve the mobile home. There is a large tree to the west of the caravan, and two smaller trees to the northeast. This application seeks retrospective permission for the provision of a larger shed and higher fence to the western boundary of the site than that previously approved under planning application reference F/25/99120. The fencing is now proposed at 2.13m, higher than the 1.8m fence approved within the previous scheme. The outbuilding previously approved comprised a hipped roof, measuring a total of 3.01m in height, 2.7m in width and 4.55m in

length. This revised outbuilding is set within the same location but comprises a flat roof, measuring 2.2m in height, 2.75m in width and 5.5m in length.

Principle of development

The application site falls within the urban edge, whereby alterations or extensions within the curtilage of residential properties are acceptable in principle in accordance with Policy S2 of the Local Plan.

Impact on character and appearance of the area

NDMP DP3 of the NPPF (2026) and 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 in relation to the surrounding character of the area.

The design of the proposed shed is acceptable to assimilate appropriately within the surrounding local area and would be mostly screened from prominent view of the street scene by way of the 2.13m boundary fence to the west of the site. The shed is larger in width and length than that of the previously approved shed, however it is not considered so much larger that it would be considered overdevelopment of the plot. Furthermore, the roof is now altered from a pitched roof to a flat roof, reducing the total height and bulk of the roof visible from the wider vicinity, in this regard providing a betterment in its overall scale.

The height of the proposed boundary fence, which is an additional 33cm in height from that of the approved fence, is considered acceptable to ensure it is an appropriate scale of boundary treatment within the wider vicinity of the area. Whilst an objection has been raised regarding the height of the fence, this is not considered to create a materially harmful impact, noting it remains subservient in height to the mobile home and is set well back from the roadside, further minimising its impact.

For the reasons discussed, the scheme ensures the character and appearance of the area is preserved, in accordance with NDMP DP3 of the NPPF (2026) and Policy DM1 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 proposed larger shed than that previously approved remains acceptable to ensure amenity to neighbouring properties is safeguarded. The increased height of the fence is also set sufficiently away from neighbours to ensure there are no harmful impacts on residential amenity. The development therefore accords with guidance set out in the 'Quality Places' SPD.

Other Matters

- There is a tree located to the west of the site in proximity of the shed and fencing. The tree officer has confirmed there would be no adverse impact upon trees or other natural features from the proposed development.
- During the application process, an amended Certificate B was issued, to ensure that Eastleigh Borough Council, as the owners of the land, were correctly consulted on the proposal. A period of 21 days since notice was served has passed before any decision is to be made.

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 ...