

DELEGATED OFFICER REPORT

Application Ref: H/26/101701

Site Address: HAMPTON HOUSE, 35 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BP

Case Officer: Charlie Vallis

Description: Erection of outbuilding in rear garden. New dropped kerb to front.

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

Planning History?		Yes ☒	No ☐
Z/18505/000	Ground floor rear extension	Permit	May 1978
Z/18505/001	First floor rear extension	Refuse	May 1983
Z/18505/002	Ground and first floor extensions	Permit	Feb 1985
Z/18505/003	Conversion to four self-contained 1 bedroom flats	Permit	Feb 1989
F/08/63064	Construction of 2 and a half storey block to accommodate 5 no. flats with new access, landscaping, car parking and bin and cycle store, following demolition of existing property	Permit	Jun 2009
F/14/74388	Construction of 3 storey building to accommodate 6no. 2 bed dwellings with associated car parking, bin stores, communal gardens and landscaping following demolition of existing building	Refuse	Jun 2014

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		
Hampshire Highways:	There would be no objection from a highway perspective. It should be noted however, that subsequent to any planning permission that may be granted by Eastleigh Borough Council as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually implement the proposed vehicle crossover. Applicants should be made aware that it is standard practice that only a single vehicle crossover is normally permitted for a single dwelling, and given that this application will result in two vehicle crossovers, overall permission will be given by the Engineer responsible at the HCC Local Area Office. In planning terms however, the proposal is accepted as it is noted that the existing access is required to gain entry to parking and the garage to the south of the plot, and that the new access is required to gain access to an elongated area of parking to the northern end of the plot. It is further noted that by not having a single vehicle crossover fronting the whole of the plot, that adequate room for a single on-road parking space will be retained for public use (approximately 4.8m in length), which is welcomed in this specific case given the location being opposite the St John's Recreation ground which is well utilised.		
Tree Officer:	The only tree of any significance, either on site or on land adjacent, is a birch in the rear garden of the application property. The supplied arboricultural information is satisfactory and should be conditioned to protect the birch tree for the duration of the development process.		

Site Visit:	Yes ☒	No ☐
Details: 2/9/2026		

Policy:**National Planning Policy Framework**
- National decision-making policies – NDMPs
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 Appraisals.

Assessment:Proposal:

The application proposes the construction of a single storey outbuilding to the north-east corner of the rear garden, as well as an additional vehicle crossover to the northern side of its front drive.

Amended plans have been submitted during the course of the application, reducing the height of the proposed outbuilding to approx. 2.7m to its apex and 2.4m to the eaves. As these changes served to reduce the impact of the proposal, further reconsultation was not deemed necessary.

Principle:

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

Design, layout and impact on residential amenity:

Initially the application proposed an outbuilding measuring approx. 3.8m to the apex and approx. 2.8m to the eaves. In this context, as a domestic outbuilding close to neighbouring boundaries, the height was deemed excessive, likely to appear incongruous in the locality and result in a detrimental impact on the amenity of adjoining occupiers. As outlined above a set of plans have later been submitted reducing the height of the outbuilding.

With the reduced height, the design of the proposed outbuilding is considered suited to the host dwelling, its plot and the surrounding locality in terms of form, scale and appearance. The outbuilding would not be an overly noticeable addition from the street scene, whilst the proposals are not considered to result in overdevelopment of the site, with sufficient amenity space retained and no resulting increase in on-site parking requirements.

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 position of the proposed outbuilding adjacent to their shared boundary, the most likely property to be impacted by the proposals would be no.33a Bursledon Road (to the north). With the reduced height, the proposed outbuilding would not result in an unacceptable impact on the amenity of this neighbour in terms of loss of privacy, light or outlook; with the outbuilding not likely to appear overbearing from their rear windows or rear amenity space.

Although likely to protrude slightly above neighbouring outbuildings, the proposal is not likely to appear overly obtrusive or detrimental to the amenity of neighbouring properties to the rear (east).

Parking and highway safety:

Detailed comments were provided by the Local Highway Authority (LHA) in relation to the proposal for an additional dropped kerb. They raised no objection to the proposals, however noted that permission from the LHA would be required to implement the dropped kerb. In addition they highlighted that only a single vehicle crossover is usually permitted by the LHA, therefore overall permission for the crossover would rest with the engineer responsible at HCC Local Area Office.

In planning terms, the practicalities of on-site car parking would be improved by the proposal, allowing easy access to an elongated section of driveway to the north. In addition, the proposal for two accesses continues to allow for space in-between for an on-road parking space, which is welcomed given its proximity to St John's Recreation Ground.

Trees and nature conservation:

Arboricultural information was submitted alongside this application due to the presence of a significant tree towards the centre of the garden. In consultation with the Council's Tree Officer there will be no adverse impact upon trees or other natural features worthy of retention, provided that the measures outlined in the submitted report are followed. This shall be secured via a condition.

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 ...