

DELEGATED OFFICER REPORT

Application Ref: H/26/101810

Site Address: 3 FIELDFARE CRESCENT, BOTLEY, SOUTHAMPTON, SO32 2TW

Case Officer: Gina Aftanas

Description: Erection of outbuilding for the use as an office with W/C.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge 1,000 extent surface water flooding within the boundary Bats recorded in the area		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
O/16/78389	Residential development of up to 50no. dwellings with green infrastructure, hard and soft landscape and associated infrastructure, including internal access roads, footpaths/cycle routes, play space and relocation of gas governor and creation of new access on to Maddoxford Lane.	Permit – 28/07/2017
RM/18/83875	Reserved matter for development of 50 dwellings pursuant to outline planning permission O/16/78389 for site layout, scale and external appearance of the buildings and landscaping of the site. Also conditions 9 (sustainable drainage) 12 (green infrastructure), 15 (arboricultural method statement and tree protection plan), 17 (stream restoration), 18 (otter mitigation), 19 (bat mitigation) and 20 (ventilation).	Approve the RM – 25/11/2019

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Southern Water:	Construction of the development shall not commence until details of the proposed means of foul and surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2026 – photographs on file.		

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>

Policy:
National Planning Policy Framework

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).

Proposal:

This application seeks approval for the erection of an outbuilding within the rear garden for the use of an office and W/C. The outbuilding is of a single storey, flat roof design and measures approximately 6.4m in width, 3.5m in depth and 2.9m in height utilising a mix of millboard and metal corrugated cladding. The proposal includes 1no. sliding door to the front elevation as well as 1no. window to the rear and side elevations.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey semi-detached property located toward the northern end of Fieldfare Crescent, south of Maddoxford Lane in Botley. The property is set back from the road by way of front garden area with driveway to the side. The rear garden is fully enclosed utilising fence boundary treatment. The surrounding area is residential in nature, featuring similar style house-types.

Character and Appearance

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.

The proposal is suited to the host dwelling in terms of its form and scale, due to its modest sized design. Its position within the corner of the garden ensures that the use of materials differing from the surrounding brickwork will not have a detrimental impact on the street scene, as the structure will not be readily visible from the public realm. Furthermore, the proposed materials have a contemporary appearance that is considered to complement the character of the surrounding area, particularly in the context of the modern residential development.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1.

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.

None of the surrounding neighbouring properties are expected to experience any significant adverse impacts as a result of the proposal, primarily due to the siting of the structure within the far corner of the rear garden. The property to the rear of the application site is likely to have some views of the building; however, these views will be limited in nature, and the structure is not expected to be readily visible from the main habitable areas of the dwelling.

The neighbouring property to the south is considered to be the most affected in terms of visibility of the proposed structure. Nevertheless, given its position at the rear of the garden and its separation from the neighbouring dwelling, the proposal is not expected to result in any harmful loss of light or outlook.

In terms of privacy, the relatively level topography of the site, the single-storey scale of the development, and the limited glazing proposed ensure that no unacceptable overlooking would occur. The only window facing towards the garden serves a W/C, while the narrow east-facing window primarily provides light to a circulation space. As such, neither window is considered capable of giving rise to a material loss of privacy for neighbouring occupiers.

The neighbour to the north is sufficiently distanced from the structure, with the development located at the opposite corner of the application site. In addition, established boundary hedging provides effective screening between the properties. As a result, views of the structure from this neighbouring property will be limited, and no harmful impact on residential amenity is anticipated.

As a result, 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.

Southern Water

Due to Southern Water pipe systems showing just outside of the site boundary, Southern Water were consulted as part of the application process. They responded with the below comments.

- Due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.
- 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 on the GOV.UK website.
- Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.
- It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will Eastleigh Borough Council Eastleigh House Upper Market Street Eastleigh SO50 9YN Your ref H/26/101810 Our ref DSA000057001 Date 1st September 2026 Contact Tel 0330 303 0119 be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

Southern Water also requested the below condition.

"Construction of the development shall not commence until details of the proposed means of foul and surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water."

However, due to the size of the proposal, it is not deemed appropriate to include this as a condition and it has been added as an informative within the decision notice. The below information has been provided to the Council in reference to the drainage which will be further inspected at building control stage.

“The surface water will be directed to a new soak away in the garden. This will be positioned at least 5m away for any building and be sized appropriately to meet current building regulations.

There are no inspection chambers or public drains on the site. The waste will be pumped from the outbuilding up to the existing private drains on the front driveway. I am told that a new micro sewage system will be installed.”

The agent was informed of the response and the need to correspond with Southern Water during the application period.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐