

DELEGATED OFFICER REPORT

Application Ref: H/26/101826

Site Address: 145 LEIGH ROAD, EASTLEIGH, SO50 9DW

Case Officer: Rachael Morris

Description: Formation of vehicular access including dropped kerb and associated hard standing.

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

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	17 Meadow Grove, Chandlers Ford. Objection (summarised). The road and houses are not built for driveways. Cars stick out onto the footpath causing a problem. The road is also poorly lit which is difficult to navigate and raises equality issues. Vehicles reverse onto the highway.		
Town Council:	No Objection		
Tree Officer:	The submitted report demonstrates the extant root situation and proposes protection measure for the tree. Therefore, we are satisfied and raise no arboricultural objection, subject to a condition.		
Hampshire Highways:	There would be no objection to the proposals from a highway perspective, subject to the following conditions being applied. The proposed drop kerb and driveway replicates that of neighbouring properties as well as others along the wider extent of Leigh Road. Applicants should however be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to undertake the drop kerb works on the highway.		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 01/09/2026		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The dropped kerb with associated hard standing is 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 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.
- 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 design and layout respect the character and appearance of the locality. Dropped kerbs are a common feature in locality and seen throughout this stretch of Leigh Road. Parking is not possible on the main road and as such the vehicle access allows for safe parking to the front of properties.
- The proposed dropped kerb has received a no objection from Hampshire Highways, and it is not considered that this application would create a safety concern to road users.
- There is a street tree outside of the site on Leigh Road's verge. However, Hampshire County Council have provided correspondence that they are satisfied the work will not create any further damage than what may have already occurred through utilities works. The Council's tree officer is also happy with the submitted tree report and provided a condition is placed on the decision, have offered a no objection response.
- It is noted that there has been an objection lodged from a resident within the borough regarding cars sticking out from the driveway onto the path and cars reversing onto Leigh Road. The formation of a dropped kerb in itself does not create a hazard to users of the pedestrian path or road. The driveway space could be created under permitted development (Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015), provided it accords with certain criteria and as such is not for consideration within this application. The use of vehicles is also not for consideration within the application and road users should use caution and not reverse out into a main road in accordance with separate guidance.
- As stated within Hampshire Highway's response, a secondary permission will be required from HCC as Local Highway Authority to undertake the drop kerb works on the highway.

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 ...