

DELEGATED OFFICER REPORT

Application Ref: H/26/101912

Site Address: 23 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AH

Case Officer: Rachael Morris

Description: Detached garage to front. Replacement rear door from existing window.

Particular Site Constraints?	Yes ☒	No ☐
- Southern Water Sewer - Adjacent to a Right of Way - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/05592/003/00 - single storey rear extension, replacement garage and car port – Permit – Sept 1984 - F/16/79686 - One & a half storey side & single storey rear extension, following demolition of garage, front & rear dormer windows & enlargement of front gable end – Withdrawn by applicant – Jan 2017 - F/17/80091 - One and a half storey side and rear extension, following demolition of existing garage with 2no. front dormer windows, rear Juliet balcony and single storey rear extension – Permit – May 2017		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Southern Water:	<u>Update (30/09/2026):</u> The applicant will need to apply for a build over for this proposal and the conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service. <u>04/09/2026:</u> The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions: 1. No construction works parallel to the sewer within 500mm (in plan). 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process. It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service.		

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

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); 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:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The proposed garage is a single-storey rendered design with hipped roof which will respect the character of the host dwelling, in accordance with NDMP DP3 of the NPPF (2026) which sets out the key principles for well-designed places.
- Although the garage is set forward of the principal elevation of the host dwelling, the host dwelling is set further back into the site than other dwellings along the street. The garage has been placed to be set 500mm back from the building line of the neighbour which represents the main building line for the street. Therefore, it is considered that the garage would not sit forward of the principal building line of the street and therefore not create an overly dominating structure to the street scene.
- In addition, there is an area of soft landscaping in front of the garage with an existing hedge line, recently planted, which will soften the appearance from the pedestrian footpath. An existing fence to the eastern side will also block most views to the proposed garage from the Public Right of Way adjacent.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposed sizing and orientation of the garage would make it hard to park a car in as it is wider than it is deep. However, if the door were located on the other elevation, the garage would be in accordance with the Council's Parking Standards SPD. Nonetheless, the garage is not required for parking as there is ample parking space off-highway on the driveway.
- The proposed window to door replacement to the rear of the property is a modest and acceptable change.

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.

- The proposed door will not create any additional unacceptable disturbance to neighbours outside of what is to be expected and accepted within a residential setting.
- The proposed garage is only proposed for a residential use and has such is not expected to create unacceptable disturbance. A condition will be placed on the decision to ensure the use of the garage will not be used for living accommodation, business, commercial or industrial purposes.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- The garage lies close to an existing Southern Water foul sewerage pipeline. Southern Water have confirmed that a build over application will be required and have suggested a condition to be attached to the decision.

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 ☐
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Comments ...
