

DELEGATED OFFICER REPORT

Application Ref:	H/26/101586
Site Address:	2 PENSHURST WAY, EASTLEIGH, SO50 4RJ
Case Officer:	Alexandra Stone
Description:	Two storey side extension following demolition of existing detached garage. Attached side store and carport. Alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/14082/00D/00 – Grant Outline Permission – 03/05/1977 Residential development Z/19619/000/00 – Permit – 23/07/1979 Additional garage at side of existing garage		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 03/08/2026		

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 - August 2026 (NPPF) The NPPF sets out the National Decision Making Policies (NDMP). The most relevant for the proposal are: - S3 (sustainable development); S4 (development within settlements); CC2 & CC3 (climate change); DP3 (well-designed places); TR3 (sustainable locations); TR4 (parking); P3 (residential amenity) and N2 (improving the natural environment). Planning Practice Guidance (PPG) This provides detailed guidance on the planning system and implementation of policies within the National Planning Policy Framework. Development Plan: The Eastleigh Borough Local Plan 2016-2036, of which the most relevant policies are: - Strategic policies: S1 (delivering sustainable development) and S2 (approach to new development); and

- Development Management policies DM1(general criteria); DM11 (nature conservation) and DM14 (parking).

Supplementary Planning Documents:

These documents provide detailed guidance on specific issues within Eastleigh Borough.

- Quality Places (June 2026); Parking Standards (September 2025); Trees and Development (April 2022) and Character Area Appraisals.

Proposal:

The application is for the addition of a two-storey side extension following demolition of existing detached garage. This will measure approximately 5m in width y 8m in depth. An attached side store measuring approximately 3m in width by 6.5m in depth to include a carport. Alterations to fenestration.

Assessment:

Principle

The site is located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects (as set out in NDMP S4). The material considerations for the proposal are considered below.

Character and Appearance

NDMP DP3 of the NPPF and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses 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 detached dwelling is located on a corner plot within Penshurst Way, to the east of Woodside Avenue. The property sits in a prominent position, to the entrance of Penshurst Way, to the north of Torre Close. The properties with the road have a distinct uniformity, by way of materials, predominantly having pitch roofs, a few having hipped roofs. They also have a driveway, with some having an attached garage to the side.

The dwelling subject to the application is a detached property with a hipped roof. Its also has a large driveway and attached garage. The boundary is surrounded by high hedging to the front with fencing to the side and rear of the property which is apparent from the wider streetscene.

The proposals include a two-storey side extension and single storey side extension for storage with carport to the front. The two-storey extension is subservient to the main dwelling, with the first-floor aspect set back within the ground floor extension and from the front of the property. The proposed pitch canopy over the front door is modest in size.

The proposals are a similar to the adjacent properties which also have two storey and single storey hipped roof extensions.

With materials to match the existing dwelling and other examples of extension within close proximity, the proposals are unlikely to create an incongruous feature and are in keeping with the character of the area.

- The design of the proposals 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 design and layout respects the character and appearance of the locality.

Residential Amenity

NDMP P3 of the NPPF 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 dwelling is located to a corner plot of Penshurst Way where the property benefits from good spacing and high hedge boundary treatment. The windows to the rear of the proposed extension are adequately spaced between the neighbouring property to the rear boundary and appear to face a bathroom window therefore unlikely to cause overshadowing or overlooking.

- 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.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

Although the proposals are to remove the double garage, they also include a carport. The property also includes a large driveway to the front that has ample space for more than 3no. cars therefore complies with Policy Dm14 requirements.

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.

Other Material Considerations

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 ...		