

DELEGATED OFFICER REPORT

Application Ref:	H/26/102016
Site Address:	42 KENWORTHY WAY, NORTH STONEHAM PARK, EASTLEIGH, SO50 9RA
Case Officer:	Gina Aftanas
Description:	Detached Building comprising of Utility Room, Store Room and Home office

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • 1,000 year extent surface water within rear garden • Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
O/15/76023	Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development on land south of Chestnut Avenue (North Stoneham Park)	Permit – 08/01/2016
R/17/79892	Reserved matters for appearance, landscaping, layout and scale (pursuant to outline planning permission O/15/76023)	Approve – 26/05/2017

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Town Council:	No Objection		
Ecology:	No objection, subject to an informative being included within the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/09/2026 – 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 - 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).

Proposal:

This application seeks approval for a detached building comprising a utility, storeroom and home office. The building is of a pitched roof design and measures approximately 3m in width, 6m in depth and 5.7m to the ridge in height, utilising matching brick and tiles. The roof incorporates a front, flat roof dormer measuring approximately 2.6m in width, 1.6m in depth at its largest point and 1.8m in height, utilising a rubber roof and matching tiles.

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.

Site and Surroundings

The application site comprises a two-storey, semi-detached property located toward the northern end of Kenworthy Way, east of Highwood Avenue in Eastleigh. The property is set back from the road by way of small front garden area, with a driveway to the side and the rear garden is fully enclosed utilising fence boundary treatment. The property is set within a newly established residential development, comprising similar style house-types with differing frontages and a tree-lined open space opposite the property.

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 proposal is considered to be well related to the host dwelling in terms of its form, scale and appearance through the use of a subservient design and materials that match the existing property. The proposed roof form complements both the host dwelling and the

character of the surrounding area, where pitched roofs are a common feature within Kenworthy Way.

A reduced-size dormer would have been a preferred design in this instance as it is considered to have better reflected the scale and proportions of the dormers on the front elevation of the host dwelling, resulting in a more sympathetic overall appearance. However, the dormer has been retained as originally proposed; and whilst its scale is noted, it is not anticipated to result in a level of visual harm that would warrant refusal, particularly given its set-back position within the site. On balance, the proposal is therefore considered acceptable in this instance.

The development would not be an overdevelopment of the site and would retain sufficient amenity space. 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 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.

Due to the siting of the proposed building in relation to the neighbouring property at number 41 Kenworthy Way, it is not considered that the development would result in any unacceptable impacts in terms of loss of privacy, light, or outlook. There are no existing windows within the side elevation of number 41 facing the proposal, and the building would project only a modest 0.45m beyond this neighbour's rear-built line. As such, the proposal is not expected to have a harmful effect on the amenity enjoyed by the occupants of number 41 Kenworthy Way.

No other neighbouring properties are expected to be adversely affected by the proposed works. The proposed windows are positioned on a ground floor level and orientated in a manner that is not anticipated to result in unacceptable overlooking or a loss of privacy for surrounding properties. Furthermore, the positioning and scale of the proposal allow it to not cause any concerns in terms of loss of light or outlook.

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.

Ecology

NDMP N2(1) & N6 and Policy DM11 of the Local Plan requires development to support conservation of important habitats and species (including sites of international, national and local importance). These policies also require developments to minimise any adverse impacts on biodiversity; include features which support priority or threatened species (such as swifts, bats and hedgehogs); and take the opportunity to provide ecological enhancements (such as strengthening green infrastructure and ecological networks).

Due to records of bats in the area, the Council's Ecology Team were consulted as part of this application. After reviewing the site, no objection was found subject to the following informative being included within the decision notice.

- Biodiversity enhancements will be required in accordance with Local Plan policy DM 11. A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. ([https://www.bats.org.uk › our-work › putting-up-your-box](https://www.bats.org.uk/our-work/putting-up-your-box))
Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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:

For the reasons set out above, the benefits of the proposal are considered to substantially outweigh any identified adverse effects. The development is therefore considered to accord with the relevant planning policies and is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐