

DELEGATED OFFICER REPORT

Application Ref: H/26/101561

Site Address: 15 WILDERN LANE, HEDGE END, SOUTHAMPTON, SO30 4EE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Extension of current vehicle access.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/32919/000/00 - Construction of single storey rear extension. - Permit - 24/05/1993		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
HCC Highways:	No objection. HCC Highways notes that the existing access is already in place and that the proposed extension would facilitate easier manoeuvring into the site and could be beneficial.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd September 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); TR4 (parking); TR6 (Assessing transport impacts); P3 (residential amenity)
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); DM13 (General development criteria – transport); 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); and Character Area Appraisal for Hedge End, West End and Botley (HEWEB 35)

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.

Proposal

The application seeks planning permission to extend the existing vehicular access. The existing dropped kerb measures approximately 4.6 metres in width, with a proposed extension of approximately 1.8 metres. The existing driveway and gated access would remain unchanged.

Character and Appearance

- NDMP DP3 of the NPPF and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) 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 proposed works comprise a modest extension to the existing dropped kerb at the highway edge and would not involve any alteration to the dwelling, front boundary wall or gates. Given the limited scale and ground-level nature of the works, the change would be visually limited and would not materially harm the appearance of the site frontage or the wider street scene.
- Vehicular accesses and dropped kerbs are also a common feature along Wildern Lane. The proposed extension would therefore be consistent with the established character of the street and would not result in harm to the character or appearance of the area.

Residential Amenity

- NDMP P3 of the NPPF and Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) 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 works would introduce no new built form or change of use. As the existing vehicular access is already in use, the modest widening would not be expected to materially increase vehicle movements or cause unacceptable noise, disturbance, loss of privacy, outlook or light. The proposal is therefore acceptable in residential amenity terms.

Car Parking and Highway Safety

- NDMPs TR4 and TR6 require safe access arrangements and provide that development should be refused where it would have an unacceptable impact on highway safety or a severe adverse impact on the transport network. Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) similarly requires safe and convenient access without causing or increasing danger to road users. Policy DM14 relates to parking provision.
- Although the access is located opposite a highway junction, HCC Highways has noted that the vehicular access is already established and considers that the proposed extension would facilitate easier manoeuvring into the site and could be beneficial. HCC Highways has therefore raised no objection to the proposal.
- HCC Highways has also suggested that hard surfacing part of the existing grass verge would be beneficial due to apparent vehicle overrun. This can be considered as part of the separate approval required from HCC for works within the highway. Having regard to the consultation response from HCC Highways, the proposal is not considered to result in an unacceptable impact on highway safety.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--