

DELEGATED OFFICER REPORT

Application Ref:	H/26/101725
Site Address:	26 SHAFFORD MEADOWS, HEDGE END, SOUTHAMPTON, SO30 4SU
Case Officer:	Rachael Morris
Description:	Proposed rear dormer and front rooflights to accommodate loft conversion

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

Planning History?	Yes ☒	No ☐
- F/05/54973 - Construction of 184 residential units comprising 51 No. 1 bed flats, 116 No. 2 bed flats, 6 No. 3 bed flats and 11 No. 3 bed houses in 9 separate blocks ranging between 2 & 7 storeys in height with new access off Turnpike Way, car parking for 249 cars, landscaping and improvements to adjacent highway and cycle/pedestrian links following demolition of existing buildings – Refuse – Oct 2005 - F/12/71663 - Demolition of existing on-site buildings and erection of 8,310 sqm (GEA) retail store with car park at rear and access off Charles Watts Way and construction of 41 dwellings with associated car parking, amenity space, landscaping, access off Turnpike Way and highway works, including improvements and modifications to existing footpaths and traffic calming measures on Turnpike Way – Permit – Mar 2013		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Town Council:	Objection based on overdevelopment and lack of parking		
Ecology:	This is a fairly new development which is adjacent to Hogsty Corner SINC and functionally connected to Wildern Nature Park. There are records of bats and hedgehogs close to the site. It is in a red impact risk zone for great crested newts, with numerous records of reptiles and amphibians nearby. I don't see any potential bat roost features in the photos available on Google Maps.		

Site Visit:	Yes ☒	No ☐
Details: 07/10/2026		

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.

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.

Design and layout

- 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 design of the rear dormer and front rooflights are suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respect the character and appearance of the locality. The proposal will reflect the changes made to the semi-detached neighbour who has also constructed a rear dormer with front rooflights, under permitted development.
- The proposed dormer would create an additional approx. 45 cubic metres of space. Permitted development restrictions would allow for an addition of 40 cubic metres. Therefore, while this is not a permitted development size, it is comparable. The original planning application (F/12/71663) for the estate did not restrict permitted development rights.
- The proposed dormer is sat subservient to the main roof slope which sits away from the ridge, eaves and edges which can also not be seen from the street scene. The proposed rooflights are modest additions.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- It is noted that an additional 2.no bedrooms (5-bedroom property) are to be provided in the loft, where a property with 4+ bedrooms require 3.no on-site parking car spaces, in accordance with the Councils Parking Standards SPD. The property currently has 2.no car parking spaces, provided to the front. However, on the basis that the additional 1.no or 2.no bedrooms could have been provided under a permitted development application where no additional car parking requirements would be necessary, it is not considered appropriate to refuse this application on that basis. Moreover, the road has limited opportunity for on-street

parking due to estate parking restrictions and as such the proposal would be unlikely to create additional highway harm.

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 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 rear dormer would have an approx. 19m rear separation distance to the side elevation of no.21 Shafford Meadows and would not directly overlook the property of no.22 Shafford Meadows. While some overlooking to the rear gardens is expected, this does not go beyond what is generally accepted within a built-up residential area.

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:

For the reasons set out above, the recommendation is to permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...