

DELEGATED OFFICER REPORT

Application Ref: F/25/98988

Site Address: 82 TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of an ancillary outbuilding in the rear garden for use as a dog grooming space, incidental to the residential use of the property

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

Planning History?	Yes ☐	No ☒
There is no record of any previous planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	A neighbour stated the proposal would have no negative impact on their life or daily routine. Another neighbour raised concerns about parking availability and queried whether the proposal constitutes a business use.		
Parish Council:	No objection.		
Environmental Health:	We do have some concerns regarding noise, additional traffic and waste management.		

Site Visit:	Yes ☒	No ☐
Details: 13 th March 2025.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site context and surroundings</u> 82 Toynbee Road is an end-terrace, three-storey residential property on the east side of Toynbee Road. A shared garage and parking area are located at the rear. The surrounding area is primarily residential, with land opposite being redeveloped for housing.

Proposal

The application seeks planning permission to construct an outbuilding in the rear garden for dog grooming. The outbuilding measures approximately 2.4m wide, 2.1m deep, and 2.1m high.

- Hours: Monday to Friday (9am –5pm); Saturday (10am – 2pm); no activity on bank holidays.
- Intensity: 3–4 dogs daily, one at a time, with grooming sessions (1–3 hours) or nail clippings (10–20 minutes).
- Management: A booking system with 20-minute gaps between appointments prevents customer overlap. Only nail-clip customers stay on-site; others leave and return later.

The primary residential use of the property is unchanged, with no external alterations to the main house.

Policy and Principle

The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed outbuilding is considered modest in scale, similar to a domestic shed, and screened by boundary treatment. Located at the rear near a shared parking area and garage, it is not prominent from public vantage points, including Toynbee Road.
- Moreover, no external changes to the host dwelling are proposed, preserving the residential character of the area.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The Pollution Team expressed concerns about noise from the blast drying unit and hydrobath, additional traffic, and potential nuisance in a dense residential area. These concerns have been carefully considered in the context of the proposal's low-intensity nature and proposed mitigation measures. The outbuilding will facilitate grooming of one dog at a time, with a maximum of 3–4 dogs daily, significantly reducing noise compared to multi-dog operations.
- As an end-terrace property with only one adjacent neighbour, the number of potentially affected residents is limited.
- The outbuilding is located in a screened rear garden, helping to contain noise, and the daytime-only operating hours avoid sensitive evening periods. Additionally, the

appointment-only booking system, with 20-minute gaps between appointments, ensures one customer vehicle at a time, preventing queues or excessive traffic and addressing the Pollution Team's concern about additional traffic.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The objector raised concerns about parking availability. The proposed booking system ensures one customer vehicle at a time (maximum 1–2 during nail clippings), with 20-minute gaps preventing overlap. The low-intensity use (3–4 appointments daily) generates negligible traffic, and existing parking capacity is considered sufficient to accommodate customers without impacting residents.
- The shared rear parking and on-street options further mitigate any pressure, addressing the objector's concern.

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 2025; (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, 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.

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 ☐