

DELEGATED OFFICER REPORT

Application Ref: F/25/99255
Site Address: HAWTHORNE HOUSE, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA
Case Officer: Gregg Chapman
Description: Retention of first floor accommodation within enlarged roof space including fenestration to front and side elevations

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Area of mixed use development		

Planning History?	Yes ☒	No ☐
F/21/91452 - Single storey rear and side extensions to workshop – Approved, March 2022. Not implemented.		
F/20/88931 – Alterations to existing structure to form a 2-storey building within Hawthorne House boundary – Withdrawn Dec 2020		
Z/25190/003/00 – Certificate of lawfulness for existing use as transport workshop – Granted June 2000		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	Response received		

Site Visit:	Yes ☒	No ☐
Details: 10/06/2025		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> Strategic policies S1, S2 and S4; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Proposals:</u> The application seeks retrospective consent for the upwards extension of an existing detached workshop building to the rear of a residential dwelling known as 'Hawthorne House', which fronts Botley Road, the main route between West End and Hedge End to the east.
<u>Context & Site History:</u> Hawthorne House looks to date from the 1950s/60s and is one of a number of detached single and two storey dwellings on good size plots fronting the main road. Most include detached outbuildings to the rear, many quite sizable and far larger than would usually be found in a domestic setting. This appears to be a 'leftover' from the area's previous commercial/mixed character, which is still present in the form of a local coach depot, haulage firm and commercial vehicle rental business, as well as residential properties and a hospital.

To the rear of the dwelling is a sizable brick built workshop, the subject of the application. In terms of the site's history, it appears that it has been used for many years as a vehicle workshop, with a Lawful Use Certificate being issued in June 2000 for *"Use of land and building for the repair servicing and maintenance of heavy goods vehicles with ancillary office, storage and parking facilities."* This B2 use includes all land in front and behind the workshop all the way to the rear site boundary and is unfettered.

Policy & Principle:

The application site lies within the urban edge and within an established mixed-use area. In basic principle terms therefore, extension of the existing workshop and business use is acceptable, provided it accords with the relevant Local Plan policies, which in this instance is policy DM1 of the Eastleigh Borough Local Plan which requires new development to take appropriate account of the site constraints and surrounding context, to be of a good quality design and to ensure any impact upon neighbouring uses is not detrimental to their amenity.

Strategic policy S4 requires that provision is made for additional floorspace for uses in class B2, B8 and E(g) and other employment generating uses, including through redevelopment of existing buildings. The proposals for additional, ancillary, floorspace are therefore acceptable in principle.

Layout, Design, Street Scene & Area Character:

Policy DM1 of the Eastleigh Borough Local Plan 2016–2036 requires that new development takes full and proper account of the context of the site, including the character, appearance, and land uses of the locality. Development must be compatible with adjoining uses and well integrated in terms of mass, scale, layout, materials, density, design, and siting.

The surrounding area is characterised by a diverse urban form that includes a range of building heights and uses. Notably, the immediate vicinity features a number of taller commercial and residential buildings, including a hotel, sports stadia, flats, and other substantial residential buildings. While the building has been extended vertically to create a one and a half storey building for the front portion, resulting in a large structure, it is considered acceptable within its context and does not appear out of keeping with the established character of the area, maintaining visual compatibility with nearby structures. This is also, in part, as a result of the set back of the building from public vantage points.

The proposal accords with the principles of Policy DM1 as it responds appropriately to its context, reflects the character and built form of the surrounding area, and integrates acceptably with neighbouring buildings.

Parking & Highways

Whilst the building is now taller, through the insertion of an additional floor, the floor to roof height is reduced, this is as a result of the need for ancillary office space, where the owner has a different business undertaking to that of the established lawful development certificate which involved HGVs. There is no intension expressed to expand the business in any way through the extended building height, it is to meet existing needs. As such, it is not considered that there would be any greater impact in terms of vehicle movements or a need for additional parking provision. As such, the proposal accords with policy DM1 and DM14 of the EBLP.

Amenity

Policy DM1 of the Eastleigh Borough Local Plan 2016–2036 sets out general criteria for new development. In particular, criterion (a)(i) requires that development does not have an

unacceptable impact on, and where possible should enhance, the residential amenities of both new and existing residents.

The building, as extended, is set back approximately 19 metres from the rear of the neighbouring bungalow. It features a front-facing window fitted with obscure glazing, with other windows positioned at high level. Subject to a condition securing the retention of obscure glazing in the front-facing window, it is considered that there would be no harmful overlooking or loss of privacy that would warrant refusal of the application.

While the upward extension increases the building's presence when viewed from the neighbouring rear garden, the design includes a pitched roof that slopes away from the shared boundary. Furthermore, the building is of one-and-a-half storey height, with the extension resulting in a modest increase in height of approximately 1.5 metres. Given the substantial size of the neighbouring garden, the distance from the main rear elevation of the adjacent bungalow, and the positioning of the building closer to the opposite (eastern) boundary, the development is not considered to result in an unacceptable overbearing or overshadowing impact on neighbouring properties.

In relation to the use of the building, the applicant has confirmed that there will be no increase in staff numbers, although the footprint of the building has been enlarged. It is noted that similar concerns were raised during the assessment of application F/21/91452, where the following was stated:

“Some concern has been expressed by neighbours and within Environmental Health’s response that the proposals could result in an intensification of business operations on site. Whilst not an unreasonable concern, the proposals are to replace existing poor-quality buildings and provide a better work environment for the applicant. There is no indication within the information submitted or discussions with the applicant’s agent that the proposals are required to expand the business or employ additional staff. Even if that were the intention, the site already has an established and unrestricted B2 use for HGV servicing and maintenance. In planning terms therefore, it would be unreasonable to apply any conditions in relation to working hours or numbers of employees, particularly when the current use of the site appears to be far less intensive than the permitted use could allow.

Notwithstanding the inability to apply planning restrictions, if operations on site were to become an issue for neighbouring residential properties, there is still the ability to take appropriate action using Environmental Health legislation in relation to statutory noise nuisance.”

These comments remain applicable. No detail has been submitted that suggests an intensification of use beyond what is already permitted under the site's established B2 use, with the application form indicating no additional employees. F/21/91452 was not implemented.

The proposal is not considered to have an unacceptable impact on residential amenity. The siting, scale and design of the extended building, along with front facing obscure glazing, and side facing high level windows ensure that the impact on neighbouring dwellings is limited and acceptable. The site has an unfettered established lawful commercial use and impact in terms of noise or disturbance would be within the scope of Environmental Health legislation. The proposal is therefore considered to comply with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.

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.

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 ...