

DELEGATED OFFICER REPORT

Application Ref: H/25/99257

Site Address: 57 HANSEN GARDENS, HEDGE END, SOUTHAMPTON, SO30 2LN

Case Officer: Gina Aftanas

Description: Single storey side and rear extension, Vehicle drop kerb and parking for 1 car

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Great Crested Newts IRZ – Moderate Suitability Blanket Tree Preservation Order		

Planning History?	Yes ☒	No ☐
Application	Description	Decision
Z/40065/000/00	Outline Application: 680-765 dwellings and associated infrastructure	Permit – 23/12/2004
V/11/68914	Variation to amend play area	Permit – 01/06/2011
V/17/80426	Variation to amend mortgagee exclusion clause	Permit – 03/05/2017

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Objection		
Tree Officer:	No Objection		
Hampshire Highways:	No Objection		
Ecology:	No Objection		

Site Visit:	Yes ☒	No ☐
Site Visit Caried Out 12/05/2025 – Photographs on file		

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 and Surroundings</u> The application site consists of a three-storey semi detached dwelling and is located to the south end of Hansen Gardens. The property sits close to the road of Hansen Gardens with a driveway, parking space and garage to the east of the property. The rear garden is enclosed by way of brick and fence boundary treatment with the surrounding area being residential in nature and features houses of a similar style. <u>Proposal</u>

The application seeks approval for a single storey rear and side extension, with dropped kerb and additional parking space to the west side of the dwelling. The extension features a flat roof design and measures approximately 9.6m in width at its longest point, 5.5m in depth and 2.3m in height. The extension is proposed to be finished in brickwork to match the host dwelling and the proposal would be to extend the current living areas within the property and an addition of a home office.

Design and Layout

The development is situated within the urban edge, where the principle of development is acceptable. The design of the extension is suited to the host dwelling in terms of its form, scale and appearance, and due to its single-storey nature and subservience to the host dwelling, would not be an overdevelopment of the site. The use of matching materials will ensure the proposal is respectful to the host dwelling, and it is considered to accord with Policy DM1.

The side extension element of this proposal is likely to be seen from the highway, however, there are a number of different frontage designs surrounding the property, particularly opposite at number 34 Hansen Gardens. Because of this, the addition of a side extension in this location is not considered harmful.

The visual impact from the addition of hardstanding to replace the current planting is considered acceptable as other properties in the vicinity have a similar parking area. The loss of planting to create this is considered minimal, and the neighbouring properties also have similar small planting areas.

Although the extension would reduce the garden size, which is already relatively small, it is noted that other properties in the area have small gardens and the level of retained amenity space is considered acceptable in this context. The proposal does not result in any additional bedrooms and with the proposal in place, would increase the parking for the site, according with the Residential Parking Standards and the 'Quality Places' SPD.

Residential Amenity

The neighbouring properties on either side of number 57 have garages with high pitched roofs. The single storey nature of the proposal and lack of side elevation windows on the neighbouring properties, mean it is not likely to have an adverse impact on the amenities of these neighbours.

The development accords with Policy DM1 and 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

The proposal site sits within a moderate suitability area for great crested newts (amber zone). The Council's Ecologist was consulted as part of this application and although the affected area of the garden appears to be of unsuitable terrestrial habitat for newts, a biodiversity enhancement and advisories are required for the protection of birds, great crested newts and hedgehogs. These have been included within the decision notice.

Trees

The site is covered by a blanket Tree Preservation Order. The Council's Tree Officer was consulted and has no objection to the proposal, as the development would not impact on trees.

Hampshire Highways

The drop kerb element of this application has been reviewed by Hampshire County Council, and whilst they have no objection to the proposal, they do state that “Applicants should however be made aware that subject to any planning permission that may be forthcoming from EBC as Local Planning Authority, subsequent permission will be required from HCC as Local Highway Authority to undertake the associated drop kerb works.”. An informative will be included within the decision notice with further information.

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 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: This application is recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐