

DELEGATED OFFICER REPORT

Application Ref: H/25/98875

Site Address: 18 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BH

Case Officer: Gina Aftanas

Description: Extension of 2.2m dropped kerb to 5m, and creation of driveway (retrospective) (amended description)

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Within a Conservation Area Great Crested Newts IRZ – Highly suitable habitat (red)		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
N/37976/000/00	Notification of proposed works to trees in conservation areas	No Objection
T/05/54013	Felling Chilean Pine at Front	Consent
T/11/70022	Crown clean 1no. Monkey Puzzle and reduce back selected branches of Magnolia (T2) and fell 1no. Pine (T3)	Consent
N/15/77027	Notification to fell 2no. stems and reduce back stem by up to 40% of 1no. Magnolia tree to rear	No Objection
C/37976/001/00	Erection of replacement conservatory to rear	Permit
T/14/74142	Fell 1no. Chilean Pine	Refuse
F/08/64033	Two storey side and rear extension and side facing solar panels	Refuse
T/11/70083	Reduction to T1 Monkey Puzzle and T2 Magnolia	Consent
H/19/86857	Demolition of existing detached garage to rear, two and single storey side extension and new front porch	Permit
N/14/74343	Notification to fell 1no. Bay (T1)	No Objection
T/15/76672	Fell 1no. Monkey Puzzle	Consent
H/22/94167	Demolition of existing garage. First floor rear extension. Alterations to fenestrations. Front porch. Single storey garage with flat roof. Alterations to front paving. Bin storage	Withdrawn by applicant

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	18A Church Road: The Location Plan (UK Planning Maps) uploaded 12/3/25 quite accurately depicts the frontage boundary between Nos. 18 and 18a		

	Church Rd. However, boundary lines on the Amended Block Plan uploaded 1/5/12 are incorrect, where the distance of the planned drop-kerb from our front-wall boundary is less than that being shown. More care should be taken when drawing up a Block Plan, but we would have no objection to the planned drop-kerb which is still sufficiently distant from the true boundary to the front of Nos. 18 and 18a as on the Location Plan.
Parish Council:	No Objection
Tree Officer:	No Objection
Ecology:	No Objection I have no objection to the installation of a dropped kerb and creation of a driveway, however the site is required to provide some biodiversity net gain in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building, or the remaining front garden can be enhanced with flowering plants and shrubs to attract pollinators and other wildlife.
Hampshire Highways:	No Objection There would be no objection in principle to the proposals from a highway perspective. However, it is noted that the increased width will in effect form a continuous drop kerb across the frontage of 3 dwellings, measuring well in excess from the guidance maximum single drop of 10.0m. Given this, there may be a requirement to implement a raised kerb at either end of the drop to form a break accordingly. This level of detail will however be discussed as part of the drop kerb licence application that the applicants will need to enter into with HCC as Local Highway Authority in order to undertake works on the highway, which will be subsequent to any permission that may be granted from EBC as Local Highway Authority.
Heritage Officer:	No Objection An extended dropped kerb for this property makes eminent sense, particularly if it helps reduce the on-street parking here. Although situated approximately midway between two listed properties on the same side of the street, the visual impact of the extended dropped kerb will be less than the concreted footway in front of both no.18 and its southern neighbour no.16. The overall impact of the proposal will be minimal and enable a benefit of less on street parking which will be both a safety improvement and less visual intrusion on the street, so no objection. The use of granite setts or a close facsimile of same and while looking rather bright and 'shiny' at present will tone down with dirt in due course. Granite setts or kerbs are often used in a conservation setting and are far more appropriate here than either Cotswold or stone from India for example, so no objection.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried 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, DM12 and DM14. Supplementary Planning Documents:

Assessment:

Site and Surroundings

The application site consists of a two-storey detached dwelling located to the south-east of Church Road. The property is set back from the road by a side driveway and front garden area. The surrounding area is residential in nature and features a variety of different style houses.

Proposal

The application seeks approval for a 2.2m extension to the dropped kerb and the creation of a driveway. Having been on site, it was seen that the driveway works have been completed prior to permission being granted. The new driveway is laid with light brick work on the ground and a granite style walling. As detailed in the submitted plans, a small area of the front garden has been retained with a grass area and planting to the front.

Design, Layout and Impact on the Conservation Area

The development is situated within the urban edge, where the principle of development is acceptable. The proposal site is also within a conservation area, and the materials used are similar to the neighbouring property thereby preserving the character and appearance of the conservation area and according with policy DM12.

The development also accords with policy DM1 in that it does not have an unacceptable impact on the character and appearance of the area.

Residential Amenity

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, as the proposal relates to ground level works to create a driveway.

Highways Matters and Parking

Hampshire Highways were consulted for the drop kerb element of this application; they have no objection to the work but do state a drop kerb licence will be required through them as the Local Highway Authority where further detail will be discussed. The additional space on driveway allows for extra cars to be parked off the roadside.

Other Material Considerations

- It was noted through representation by a neighbour that the boundary lines on the Amended Block Plan (01/05/2025) were incorrect. This was questioned to the applicant who confirmed this plan was accurate.
- Due to a TPO tree no longer being on the site at the time of application, the Council's Tree Officer was consulted. It was stated that the condition to retain the TPO tree has lapsed, therefore there is no requirement to re-instate the tree. As a result of this there is no arboricultural objection.
- 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 ☐