

DELEGATED OFFICER REPORT

Application Ref: H/25/99244

Site Address: 36 MISSENDEN ACRES, HEDGE END, SOUTHAMPTON, SO30 2RE

Case Officer: Charlie Vallis

Description: Proposed extension and alteration of garage and erection of a porch

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

Planning History?	Yes ☒	No ☐
• H/19/85274 – Two storey side and single storey rear extension following demolition of existing conservatory – Permit – June 2019 • X/19/86091 – Variation of condition 3 (materials) of planning permission H/19/85274 – Permit – Sept 2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		
Ecology:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 17/06/2025		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11, DM13 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (HEWEB – 64).

Assessment:
The proposed development consists of the conversion of the existing attached garage, a single storey front extension and the construction of a front porch. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> • The development is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies and supplementary planning guidance. • Policy DM1 sets out that: “all new development should: (a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ... (c) 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 with

adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

- The ‘Quality Places’ SPD (p47) outlines that the design and appearance of the fronts of houses and distance between buildings and the street are important aspects in defining the character of residential areas. Therefore, front extensions should be modest and in keeping with the character of the existing house.

Design and layout:

- The application site is located towards the south of Missenden Acres in the far corner of a close of properties. The host dwelling is set back from the road behind access gates and a boundary hedge; therefore, the proposed front extension would not be overly prominent from the street scene.
- By using materials to match the host dwelling and owing to its footprint, single storey nature and lowered roof height, the extension would be modest and in-keeping with the character of the existing house.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The proposed development is therefore considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the ‘Quality Places’ SPD in that the extension would be appropriate in form, scale and appearance to the host dwelling and its locality.

Parking and highway safety:

- The development results in the loss of car parking through the conversion of the existing garage and encroachment onto the existing front drive. However, the development retains provision for the 3no. car parking spaces required for a 4-bed property under the Council’s Residential Parking Standards SPD.
- The proposal would limit turning space within the driveway, however given the property’s position towards the end of a cul-de-sac, reversing in or out of the driveway is not likely to impact highway safety.

Residential amenity:

- Due to its layout, orientation and distancing from adjacent properties the development is considered to accord with the 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.

Other matters:

- There will be no adverse impact on 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:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		