

# DELEGATED OFFICER REPORT

**Application Ref:** H/25/99360

**Site Address:** 62 WILDERN LANE, HEDGE END, SOUTHAMPTON, SO30 4EJ

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Change of use of front garden to parking and installation of dropped kerb

|                                                                                                                                                                   |                                                |                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Within the Urban Edge</li> <li>• Within Established Residential Area</li> <li>• Within Built-up Area Boundary</li> </ul> |                                                |                                    |

|                                                                          |                                     |                                               |
|--------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                                 | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There is no record of any previous planning history related to the site. |                                     |                                               |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                             |                                           |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>                 | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:                  | None were received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                             |                                           |
| Parish Council:                   | No objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |                                           |
| HCC Highways:                     | No objection. A condition is recommended to ensure that the first metre of the driveway from the highway boundary is constructed using a bound or other non-migratory material to prevent gravel migration. The applicant will also need to obtain a Section 184 licence from Hampshire County Council prior to undertaking any works on the highway.                                                                                                                                                                                                                                                             |                                             |                                           |
| Ecologist:                        | No objection. The ecologist recommends the incorporation of biodiversity features such as flowering plants, bat or swift boxes, or other enhancements.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
| Asset Management:                 | No response is required from Asset Management Consultations for planning application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                                           |
| Linesearch Before U Dig (LSBUD):  | An asset search has been carried out. Scottish and Southern Electricity Networks and SGN (gas) were identified as having potential infrastructure near the site. Responses from these utility providers were pending at the time of the report. No objections were raised, but the applicant is advised to ensure all relevant safety checks and permissions are in place before works commence.                                                                                                                                                                                                                  |                                             |                                           |
| SGN (Scotia Gas Networks):        | Provided asset location plans and standard safety guidance in response to the Linesearch Before U Dig enquiry. Their records indicate the presence of gas infrastructure in the vicinity of the site. While no objection was raised to the planning proposal, SGN advised that safe digging practices must be followed in accordance with HSE publication HSG47, and that no mechanical excavation should take place within close proximity to their mains. It is the applicant's responsibility to ensure that this information is communicated to all contractors and site personnel prior to works commencing. |                                             |                                           |
| Scottish and Southern Electricity | Provided asset location plans confirming the presence of high and low voltage electricity cables in the vicinity of the site. No objection was raised to the proposal. SSEN advised that excavation works must                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |                                           |

|                  |                                                                                                                                                                                                |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Networks (SSEN): | follow HSE guidance, including the use of trial holes to confirm cable positions, and that all relevant safety information must be shared with contractors prior to the commencement of works. |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 5 <sup>th</sup> June 2025. |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Policy:</b></p> <p><b>National Planning Policy Framework<br/>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 23)</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Assessment:</b></p> <p><b><u>Site context and surroundings</u></b></p> <p>62 Wildern Lane is a two-storey brick dwelling forming part of a short terrace of four properties, located on the eastern side of Wildern Lane. The dwelling is set back from the road by an open, unfenced front garden, currently laid to lawn with a concrete footpath leading to the main entrance. There is no existing vehicular access to the front of the plot. The surrounding area is predominantly residential, comprising a varied mix of terraced, semi-detached, and detached houses, and lies in close proximity to Shamblehurst Primary School and Hedge End Retail Park.</p> <p><b><u>Proposal</u></b></p> <p>The application seeks planning permission for the change of use of the front garden to provide off-street parking, along with the installation of a dropped kerb to facilitate vehicular access from Wildern Lane. The proposed parking area would be laid with gravel, redressed over the existing surface. The applicant has confirmed that the gravel surface will be cleared of weeds, and that the established planting along the side boundary and in front of the bay window will be retained, including bushes and potted plants.</p> <p><b><u>Policy and Principle</u></b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The site is also part of the character area of Character Area Appraisal for Hedge End, West End and Botley (HEWEB 23) which provides the following guidance on developments and that they should ensure that: <ul style="list-style-type: none"> <li>i) Maintain the predominant orientation of ridgelines in existing development relative to the slope along Wildern Lane.</li> <li>ii) Minimise the requirement for on-street parking in new development.</li> </ul> </li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- iii) Mitigate the effects of the heavy vehicular traffic on Wildern Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- iv) Maintain the predominant plot widths and continuity in building line.

#### **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 conversion of the front garden to off-street parking would result in the loss of a small area of soft landscaping. However, the visual impact on the street scene is considered to be limited, as many neighbouring properties along Wildern Lane, including the adjacent dwellings at Nos. 60 and 64, have already carried out similar conversions to facilitate private driveways. In this context, the proposed works would not appear out of character with the surrounding area and would integrate with the established appearance of the street.
- The retention of planting along the side boundary and in front of the bay window would provide a degree of visual softening, helping to mitigate the impact of the development and avoid a fully hard-surfaced frontage.
- Given the prevailing character of the area and the nature of the proposal, it is not considered that the development would result in any significant harm to the visual amenities of the street scene or the wider residential character of the locality.

#### **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 creation of a driveway within the existing front garden would not result in any loss of light, outlook or privacy to adjacent properties, and no physical structures are proposed that would affect the living conditions of neighbouring residents.
- While the use of the space for parking may give rise to some limited noise and disturbance associated with vehicle movements, this would be comparable to other residential driveways in the vicinity and is not considered unreasonable in a residential context. Given the small scale of the proposal and the pattern of similar developments in the area, the impact on neighbouring amenity is therefore considered to be acceptable.

#### **Ecology**

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The proposal would result in the partial loss of existing vegetation within the front garden, which currently contains lawn, shrubs and some planting. However, the applicant has confirmed their intention to retain the planting along the side

boundary and the potted bushes in front of the bay window. As such, the remaining vegetation and use of a permeable gravel surface are considered sufficient to prevent a measurable loss of biodiversity at the front of the property.

- The Council's Ecologist has raised no objection to the proposed development, subject to a condition requiring biodiversity enhancement measures. Suitable measures may include planting flowering species beneficial to pollinators or installing bat and/or swift boxes at appropriate locations on the property.
- The use of a permeable surface is supported, as it allows surface water to drain naturally and supports plant growth. A gravel retention system could also be considered to prevent gravel migration onto the public highway.

### **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.
- Hampshire County Council Highways has reviewed the proposal and raised no objection, noting that the front garden has reportedly been used for parking purposes since approximately 2016, despite the absence of a formal vehicle crossover. During this period, there have been no recorded accidents related to the access arrangement.
- The proposed access is considered acceptable in highway safety terms, particularly in light of the recent shortening of a nearby section of yellow line, which has led to increased levels of on-street parking and, in turn, affected visibility. The introduction of off-street parking at the application site may help to alleviate this pressure and marginally improve visibility and vehicle circulation along this part of Wildern Lane.
- The site falls within the HEWEB 23 character area as identified in the Council's Character Area Appraisal for Hedge End, West End and Botley, which encourages minimising the need for on-street parking and mitigating the effects of vehicular traffic along Wildern Lane. By formalising off-street parking at the property, the proposal would support these objectives.
- HCC Highways has also recommended that, should planning permission be granted, a condition be imposed requiring the first metre of the driveway from the highway boundary to be constructed using a bound or other non-migratory material, to prevent gravel from being displaced onto the public footway. In addition, the applicant will be required to obtain a separate licence from Hampshire County Council under Section 184 of the Highways Act 1980 before undertaking any works to the highway.

### **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.

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** ☐