

DELEGATED OFFICER REPORT

Application Ref: H/25/99407

Site Address: 25 DENZIL AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5AZ

Case Officer: Charlie Vallis

Description: Front extension. Conversion of attached garage and utility room to an annexe. Extension of dropped kerb.

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

Planning History?	Yes ☒	No ☐
• Z/35617/000 – Construction of double garage & side extension – Nov 1997 – Permit		
• Z/35617/002 – Single storey rear extension – Nov 2001 – Permit		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter of support (summarised): - Annexe development makes for efficient use of residential plots, supports flexible living arrangements and provides sustainable response to housing and care pressures. - Proposed annexe is ancillary.		
Parish Council:	Objection – At a meeting of the Hound Parish Council Planning Committee on 23 June 2025 it was resolved to OBJECT to this application. The Committee objects on the grounds that the proposed conversion does not allow for access between the main existing dwelling and new proposed conversion, effectively forming an independent, self-contained dwelling.		
HCC Highways:	No Objection – In terms of highway related elements of the proposals, these consist of a widening of the existing access to enable the parking of 4 vehicles in a side-by-side layout. This is acceptable from a highway perspective.		
Ecology:	No Objection – I have reviewed the photo of the house on Google maps. The extension of the dropped curve and annexe conversion would not affect any existing vegetation as the area in front of the garage and the path to the front door are already paved. I don't see any potential bat roost features.		

Site Visit:	Yes ☒	No ☐
Details: 7/7/25		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals; Annexes for Dependent Relatives (Supplementary Advice)

Assessment:

The application site contains a two-storey semi-detached dwelling set back behind a front driveway, with existing single storey extensions to the side and rear. Surrounding properties are generally similarly styled semi-detached dwellings.

The application proposes a single storey front extension and garage conversion to form an attached annexe and utility room. The annexe would host a bedroom, shower room and combined kitchen, living and dining area, intended for use by a family member. Also proposed is the extension of an existing dropped kerb.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted local plan and supplementary planning guidance.

Design and layout:

- The proposed front extension is single storey in nature, set-back from the front wall of the principal elevation (by approximately 1.9m) and would use external materials to match the existing dwelling. The extension therefore represents a subservient addition to the host dwelling, well-suited in terms of its form, scale and appearance.
- As the proposal seeks to create an annexe, it is important to understand the relationship between the host dwelling and proposed annexe. Initially plans showed a self-contained annexe with a separate entrance door, which demonstrated a lack of integration with the main house.
- To reduce the sense of separation between the annexe and the main house, amended plans have been received showing the two to be linked by an internal door and with the separate front door to the annexe removed.
- With these amendments and as the annexe would share front access, parking and rear amenity space, there is considered to be a strong link between the annexe and the main dwellinghouse. It is, however, recommended that conditions are placed to ensure the annexe remains ancillary to the host dwelling and does not create a separate residential unit.
- In terms of design, the addition of a front door to the proposed utility room is not considered to be overly prominent or disruptive to the street scene.
- The proposed extension and garage conversion would not represent overdevelopment of the site with its layout ensuring that there is sufficient amenity space and parking for the enlarged property.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the development would not amount to the creation of a new dwelling, and takes account of its locality through appropriate materials, layout and scale.

Parking and highway safety:

- Parking requirements would be increased due to the additional bedroom, with the Residential Parking Standards SPD requiring 3no. on-site car parking spaces for a 4-bedroom property.
- By extending the dropped kerb, provision of 4no. on-site car parking spaces to the front drive is enabled. In consultation with the Local Highway Authority, this is considered acceptable and in accordance with policy DM14 (Local Plan 2016-2036) and the relevant SPD.
- A note will be added to the decision notice outlining that drop kerb works would require separate consent from Hampshire County Council as Local Highway Authority.

Residential amenity:

- The development is considered to accord with the guidance set out in the 'Quality Places' SPD in that the scale and positioning of the proposed development is such 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:

- Due to records of protected species' close to the application site and the nature of the works, the Council's Ecologist was consulted on this application. No objections were raised and where necessary the recommended informatives will be placed on the decision notice.
- 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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...