

DELEGATED OFFICER REPORT

Application Ref: H/25/99694

Site Address: 172 CHESTNUT AVENUE, EASTLEIGH, SO50 5BX

Case Officer: Charlie Vallis

Description: Proposal for vehicular access and drop kerb.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • EBC sold land • Southern Water foul sewer (within 2m buffer) • SGN Gas Pipeline (Medium Pressure)		

Planning History?	Yes ☒	No ☐
170 Chestnut Avenue: Z/35194/000 - Construction of vehicular access - Permit - Apr 1998		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
Hampshire Highways:	No Objection from a highway perspective. The proposed drop kerb vehicle access is to be taken from Chestnut Avenue, and essentially replicates a neighbouring property. Whilst a roadside parking space will be lost to general use, it is however noted that the application form outlines that two parking spaces will be provided on the proposed driveway, and as such an increased parking provision will be made – albeit that this will be private for the residents of the property. Applicants should be made aware that subsequent to any planning permission that issued by EBC as Local Highway Authority, separate permission will be required from HCC as Local Highway Authority to undertake the works.		
Southern Water:	No Objection		
Scotia Gas Networks (SGN):	8.8.25: Information provided in relation to the location of SGN assets/pipes and advice in respect of working in the proximity of underground services.		
Scottish & Southern Electricity Networks (SSEN):	8.8.25: Information provided in relation to the location of SSE assets/service cables and advice in respect of working in the vicinity of underground cables.		
Toob Ltd:	11.8.25: Information provided in relation to the location of Toob Ltd assets in the vicinity of the site and advice in respect of safe digging practices.		

Site Visit:	Yes ☒	No ☐
Details: 8.8.2025		

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 (ELAC – 20).

Assessment:

The proposed development consists of the creation of a drop kerb to provide vehicular access to a permeable block-paved driveway. This application focusses on the proposed access and drop kerb, with provisions for the laying out of hard surfaces made under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class F.

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

Principle:

- The application site lies within the urban edge where the basic 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 of the adopted local plan and supplementary planning guidance.

Impact on character and appearance:

- The proposals do not result in the loss of landscape features of significance to the appearance of the area.
- Given that similar works have been carried out in the locality, the proposed new access and driveway would not represent a significant departure from the prevailing character of the area.
- The development is therefore considered to respect the character and appearance of the locality in accordance with policy DM1 (Local Plan 2016-2036).

Parking and highway safety

- Policy DM14 requires adequate off-highway parking in terms of highway safety/traffic management.
- The proposal would allow at least two on-site car parking spaces. As such, the application dwelling would comply with the requirements under the Residential Parking Standards SPD for a 3-bedroom property.
- In their initial response, Hampshire Highways requested conditions that the driveway be at least 5m by 5m in site, constructed of non-migratory permeable material and parking shall not commence on site until drop kerb and driveway works are complete.
- Plans have since been submitted showing a parking area greater than 5m by 5m, which would be sufficient to accommodate at least 2no. car parking spaces. This plan shows driveway surfacing of permeable block paving, which is non-migratory and would allow for surface water drainage. Following a site visit it was also noted that the proposed driveway has been put in place, therefore the above conditions would no longer be necessary.
- In consultation with the Local Highway Authority, the proposed dropped kerb is considered acceptable, in that it would not result in increased highway safety concerns and would increase overall parking provision.
- The applicant will be made aware of the requirement for a drop kerb application to be made to the Local Highway Authority via an information note.

Residential amenity:

- The proposed dropped kerb and use of its front garden as a driveway would not result in any loss of light, outlook or privacy to adjacent properties, given that no physical structures are proposed. The proposal is also unlikely to result in any undue disturbance to neighbouring residents, associated with vehicle movements, given its residential context.

Other matters:

- 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 ☐
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Comments ...
