

Application Number: H/25/99565
Case Officer: Charlie Vallis
Received Date: Wednesday 16th June 2025
Site Address: 36 GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON,
SO31 5FE
Applicant: Ms E Middleton
Proposal: Replacement outbuilding/annex
Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS

1. The development hereby permitted shall be implemented in accordance with the following plans: EM01-900-1st, EM01-1000-A, EM01-100-1st, EM01-1001-A and EM01-101-1st

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form and the approved drawing numbered 'EM01-101-1st'.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

4. The development hereby permitted shall only be used in conjunction with and for purposes incidental to the enjoyment of the main dwellinghouse. Use as overnight accommodation shall only be by a relative or person/s with a close association to the occupier/s of the main dwellinghouse and shall not be sold off, occupied or used as an independent unit of accommodation, including use as a holiday let.

Reason: The site is not considered suitable for sub-division into two separate dwellings and in the interest of the character of the locality.

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected

around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: A precautionary working method must be used to prevent harm to wildlife such as hedgehogs that could be using this site. It should include:

- All building materials shall be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp.
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
- Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Note to Applicant: Biodiversity enhancements are recommended in the form of night scented flowering plants and plants for pollinators on site, and a bird box on the new building or elsewhere in the garden to replace the bird box on the existing outbuilding.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee by Cllr Tonia Craig, Cllr Alison Holland and Cllr Steve Holes. In addition, the application site neighbours a member of Council staff.

Site characteristics and character of the locality:

2. The application site is located towards the southern end of Grange Road on its eastern side. This section of Grange Road consists of traditionally designed detached and semi-detached homes, typically set back from the road by 5m deep front gardens, with long south-east facing gardens to their rear backing onto allotments. More modern detached houses have been built along the opposite side of the road.
3. The site contains a two-storey, three-bedroom detached dwelling of red brick and tiled construction, with a tile hung curved bay projection being the main architectural feature. The dwelling is set back from the road behind a low boundary wall/railing, vegetation and a gravel drive, which also runs alongside

the house. An existing outbuilding sits behind a side access gate at the end of this drive, set back beyond the main dwellinghouse.

Description of application:

4. The application proposes to replace an existing outbuilding with an outbuilding/annexe measuring approximately 3.5 metres in width, 8 metres in depth and 4.3 metres in height (2.8 metres to the eaves). This would accommodate an area for storage, a shower room and an open plan kitchenette, sitting and bed area. The outbuilding/annexe would be ancillary to the main dwellinghouse for use by applicants in the summer or for relatives to stay on occasion. When compared to the existing outbuilding, the proposal would extend a further 2.4m in length, 0.4m in width and 0.9m in height.
5. The application documents can be viewed [here](#).

Relevant planning history:

- H/17/81027 – Rear "infill" extension, and a garage to be built on the side of the property – Permit – September 2017
- H/17/82134 – Single storey rear extension and garage to side – Permit – March 2018

Representation(s) received:

- None were received

Consultation responses:

6. **Parish Council:** No comments were received
7. **Hampshire County Council Archaeologist:** No Objection: In light to of the small scale of the proposal I would not raise any archaeological issues.
8. **Ecology:** No Objection, with informatives recommended in relation to bats, nesting birds and hedgehogs.
 - I have reviewed the site photos and can see some gaps and raised tiles on the roof of the outbuilding. There is also a vine covering the rear gable end of the building and a hedge along the boundary. There are gaps where birds could enter the building to nest, but due to the windows it is not likely that interior of this building would be used by bats. There is potential habitat for hedgehogs between the hedge and the outbuilding and also in other areas of the garden.

Policy context designations applicable to the site:

- Within the urban edge
- Within buffer of archaeological interest

Development Plan Local Plan Policies:

Eastleigh Borough Local Plan 2016-2036

The most relevant policies are:

- S1 (Delivering sustainable development)
- S2 (Approach to new development)
- DM1 (General criteria for new development)
- DM11 (Nature Conservation)
- DM14 (Parking)

Supplementary Planning Documents:

- Quality Places (November 2011)
- Residential Parking Standards (January 2009)
- Trees and Development (April 2022)
- Character Area Appraisal (Bursledon, Hamble and Hound – BHH 1)

National Planning Policy Framework:

9. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

National Planning Practice Guidance:

10. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of proposal: Development Plan and / or Legislative Background:

11. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. Plan comprises the Policies of the Eastleigh Borough Local Plan Review 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Policy and Principle:

12. The application site sits within the urban edge where the basic principle of development is acceptable, with any formal approval being based on the exact

nature, design, and impact of that being proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design and use as an annexe:

13. The proposed annexe is positioned on a similar footprint to an existing outbuilding, with a significant set back from the road which is such that the proposal is unlikely to appear overly noticeable from the street scene. The proposed external materials, which consist of a brickwork plinth, timber boarding and concrete roof tiles, would also appear well-suited to the locality.
14. In terms of its relationship to the main dwellinghouse, the outbuilding would be in close proximity to the main house and would have limited internal floorspace and facilities. A strong reliance on the main house is therefore realistic. The facilities are limited to a shower, w/c and a small kitchenette, meaning that, amongst other things, laundry and main meals would be shared with the main house. In addition, the internal floorspace of the proposed annexe is significantly below the requirements set out in the Nationally Described Space Standards. The outbuilding is therefore not likely to be successfully converted into a new dwelling.
15. As well as its facilities, both buildings would share private rear amenity space, with the scale of the proposal being such that significant amenity space would be retained. Windows from the outbuilding across the garden would create a visual connection between the two buildings. Access and parking would be shared to the front of the site. The existing parking area would be sufficient to accommodate the increased requirement for parking arising from the annexe, with plans showing 4no. on-site car parking spaces, which is above the requirements under the Residential Parking Standards SPD for a 4-bedroom property, of 3no. spaces.
16. Given its proximity to the main dwellinghouse, modest size and facilities, the proposed outbuilding/annexe is likely to have a close relationship to the main dwellinghouse. Its impact on the street scene is likely to be minimal and the proposal would not amount to overdevelopment of the plot, with sufficient parking provision and amenity space retained. A condition will also be placed to ensure that the outbuilding remains ancillary to the main dwelling. Any use as a holiday let would also be restricted by this condition.

Impact on residential amenity:

17. In terms of its impact on privacy, all proposed windows and doors on the outbuilding are at ground floor level, facing away from its closest neighbour (no.34 Grange Road), opening out into the host dwelling's amenity space and well distanced and screened from no.38 Grange Road. The siting and scale of the proposed annexe also avoids significant impacts to neighbouring properties in terms of loss of light and outlook, whilst screening from high boundary hedging further limits its impact.

18. The use of the annexe by the applicants and on occasion by family and friends is considered acceptable given its residential location and is not likely to result in any significant increased disturbance to neighbouring properties. The development is therefore considered to accord with policy DM1 and the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook or result in disturbance beyond what can be expected in a residential area.

Ecology:

19. Due to records of protected species' near the application site and the nature of the proposed works, the Council's Ecologist was consulted as part of this application. Upon review of site photos, they were satisfied that the proposal would not result in harm to bats or other protected species, raising no objection to the development, subject to the relevant informatives being placed on any decision. An informative note has been recommended advising that if bats are discovered during demolition or construction all works must cease immediately and Natural England should be contacted. Precautionary working methods have also been recommended to avoid harm to hedgehogs and nesting birds.

Sustainability measures and Climate Change:

20. 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.
21. 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.
22. 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:

23. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

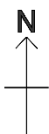
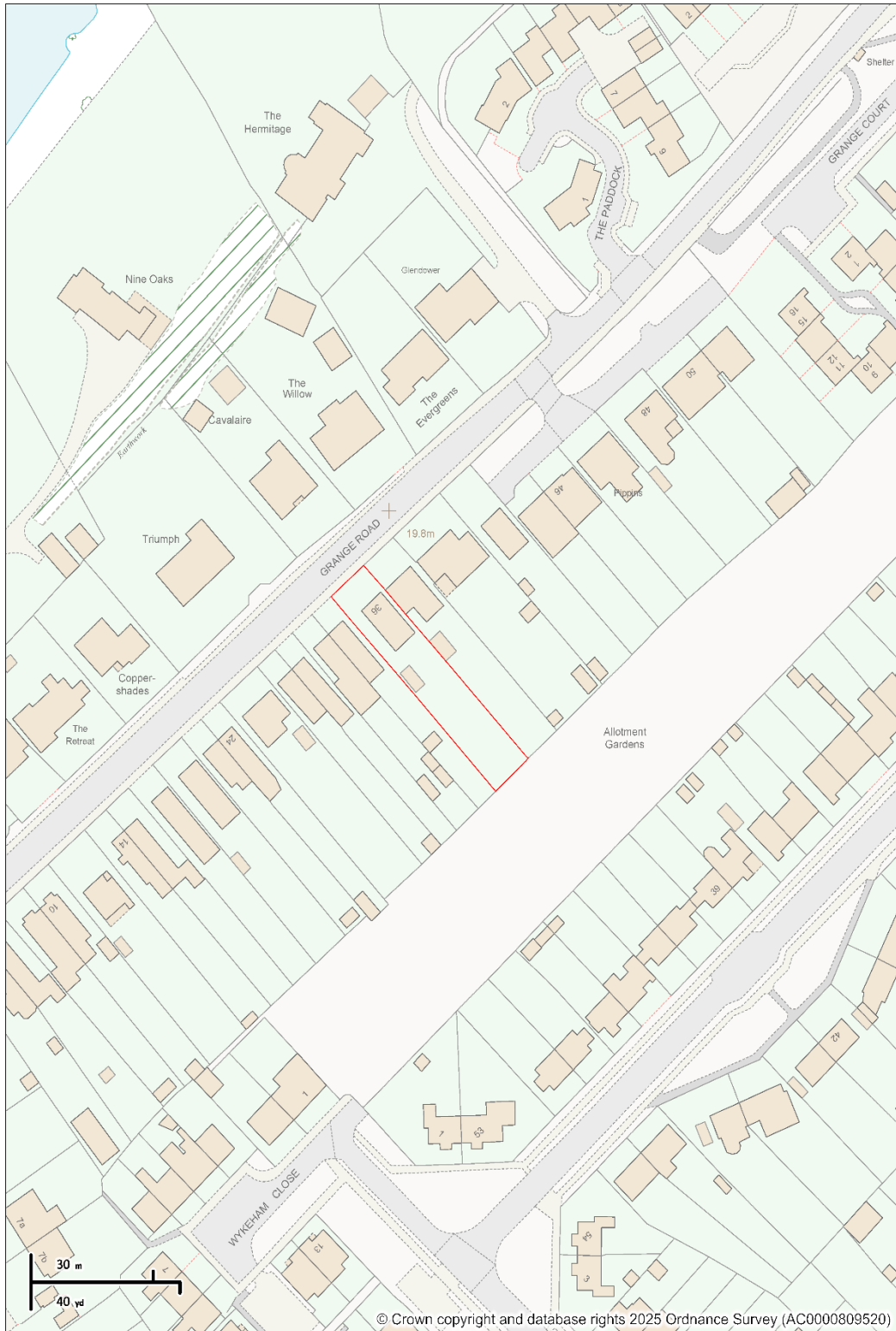
- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

24. 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:

25. In conclusion, the proposed replacement outbuilding represents a modest addition to the application site, in-keeping with the character of the locality, and a suitable ancillary use. The recommendation is therefore to Permit, subject to conditions.

H/25/99565



Address: 36 Grange Road, Netley Abbey
Southampton, SO31 5FE

Date: 02/09/2025

Scale: 1:1250