



Bursledon, Hamble-le-Rice and Hound Local Area Committee

11 September 2025





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- Planning (Listed Buildings and Conservation Areas) Act 1990 for developments affecting heritage assets.
- National Planning Policy Framework (2023) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms





Agenda Item 10 – H/25/99565

**36 GRANGE ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FE**

Replacement outbuilding/annex

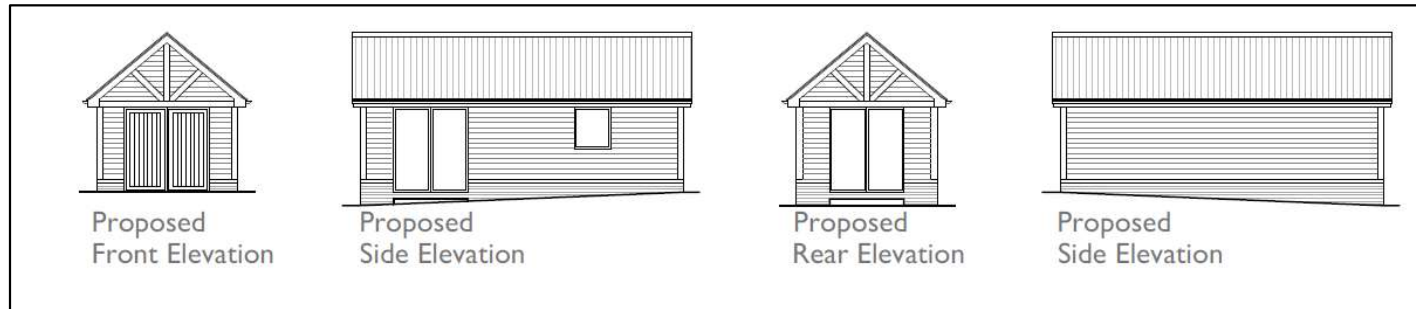


Site Context

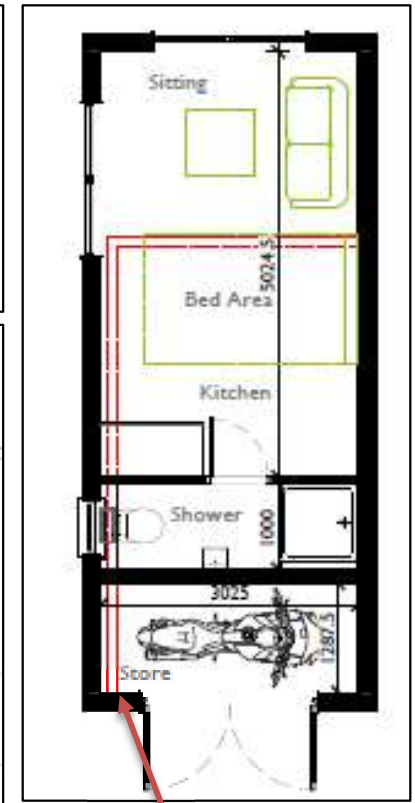
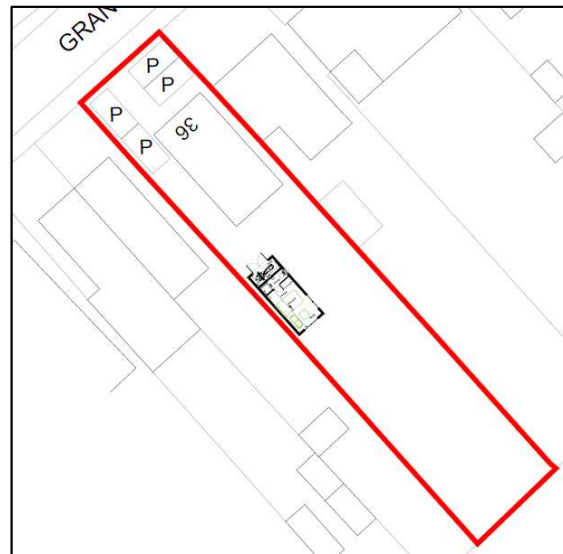
- Within the urban edge
- Application site is towards the south-east of Grange Road, in a residential area.



Proposal



- Replacement outbuilding/annexe.
- Similar footprint to existing structure.
- Accommodates a storage area, shower room and open plan area with a bed, seating area and kitchen.
- For use by the applicants during the summer and for relatives to stay on occasion.



Red line = footprint of existing outbuilding



Front of site

Existing outbuilding



Site photos

Rear elevation and rear garden



Conclusion

Accords with policy DM1, DM11 and DM14:

- **Design, layout and impact on the street scene:**
 - Modest structure, uses similar materials to existing.
 - Set-back from Grange Road and likely to have a minimal impact on the street scene.
- **Relationship with the host dwelling:**
 - Realistic close relationship with the main house due to its proximity, modest size and the sharing of front access, parking, internal facilities and rear amenity space.
 - A condition has been recommended to ensure that it remains ancillary to the main dwellinghouse. This would also restrict use as a holiday let.
- **Impact on neighbouring residential amenity:**
 - Distancing and screening is such that the light, outlook and privacy of neighbouring residents is unlikely to be affected.

Recommendation – **Permit (subject to conditions)**

