

DELEGATED OFFICER REPORT

Application Ref: H/25/99756

Site Address: 48, 50 & 52 GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FE

Case Officer: Charlie Vallis

Description: Proposed vehicular access from Grange Road for Existing Dwellings 48, 50 and 52 Grange Road together with gates and piers.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Adjacent to designated Countryside • Southern Water foul sewer runs across application site • SGN medium pressure pipeline		

Planning History?	Yes ☒	No ☐
• Z/40283/001 (48 Grange Road) – Erection of rear conservatory – Permit – Nov 2003 • F/06/58583 (52 Grange Road) – Two storey side extension and single storey rear extensions following demolition of existing garage & conservatory – Permit – Jan 2007 • F/15/77343 (50 Grange Road) – Two storey side extension with first floor side window and single storey side and rear extensions to include garage and ancillary salon – Permit – Nov 2015		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	4 letters of objection received from residents of Abbeyside, 1A Grange Road; 1 The Paddock; 9 New Road and 9 The Paddock. Raised concerns including: • Highway and pedestrian safety: - Creeping foliage restricting visibility for drivers and pedestrians at proposed access points. - Perceived discrepancies around width of the highway and pavement shown on the plans - road narrowing significantly along this stretch of Grange Road. - Single-file footpath, creeping foliage and additional accesses within close proximity to the local school. - Vehicles regularly exceeding the 30mph speed limit along this stretch of road, with pavements used by cyclists/e-scooters. • Negative impact on local amenity, character and biodiversity: - Loss of a hedgerow which has amenity value and benefits to sense of wellbeing. - Negative impact on established street scene. - Negative affect on the setting of mature Oak tree opposite the site. - Further loss of green frontage, at odds with the Climate Emergency. - Hedgerow already eroded with tall leylandii hedge at the entrance to The Paddock removed to improve sightlines, should not encourage further loss of hedgerow. - Lack of detail of proposed new hedging and the design of the proposed wall and access gates. Potential for gateways to appear visually intrusive. - Concerns around the time-taken for new planting to assimilate with existing hedgerow.		

	3 letters of support received from residents of Glendower, Pippins & The Willow, Grange Road. Raised points including: • Improved highway and pedestrian safety: - Site lines likely to improve with removal/cutting back of hedgerow. - Widened pedestrian footways, less restricted by hedgerow which narrow parts of the pavement. - Accesses would help to prevent parking along this stretch of road, which currently poses a risk to highway safety. - Less vehicles entering/exiting from one opening, helps applicants gain access to their properties. - Reduced through-traffic improves safety for residents of existing cul-de-sac. - Traffic and speed issues along Grange Road should be addressed separately to this application. • Positive impact on character and appearance of locality: - Hedgerow is under applicants' ownership and could be removed without permission. Proposal removes minimal hedgerow with new greenery planted along borders. New hedgerow would benefit wildlife. 1 letter of comment received from Monks Lake, Grange Road: • Impact on highway safety: - Potential for commercial/delivery vehicles and visitors to reverse back onto Grange Road when gates are not open. - Existing arrangement allows vehicles to turn off highway and then exit the site. - Suggested mitigating measures related to safety/vehicular visibility (i.e., mirrors and/or restricting on-road parking).
Parish Council:	No comments were received
Hampshire Highways:	The Highway Authority have no objection to the proposed new access. A subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Any dropped kerb over 10m in length may require a minor S278 agreement.
Tree Officer:	The site contains a length of vegetation running adjacent to the highway. This linear feature would be punctured twice by the proposal. While individually the trees and plants are not significant, their collective worth is elevated and provides amenity to the public realm. At this stage the applicant has not demonstrated that suitable mitigation can be achieved if the three entrances were to be created. We would be more supportive of a single entrance (creating two entrances for the 6 properties) as this would result in less hedgerow loss.
Ecology:	The hedgerow with trees is a significant ecological feature that should not be lost to development. It provides habitat connectivity and green infrastructure along Grange Road, provides privacy and screening from traffic noise for the inhabitants of these houses and provides nesting habitat for birds, and habitat for invertebrates, hedgehogs, reptiles and amphibians. Ecology is in favour of retaining this existing vegetation and maintains an objection to the application on that basis.
Southern Water:	No objections to the proposed works. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an

	investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
LineSearch Before U Dig:	Responses received from Scotia Gas Networks (SGN) and Scottish and Southern Electricity Networks (SSEN) with details of nearby assets and service pipes/cables, and details of safe working practices.
NatureSpace:	Small scale of the proposed work and distance between the site and the waterbodies in the landscape are such that it is unlikely that the proposed work will impact great crested newts and or their habitat. However, the application site lies within an amber impact zone, which indicates that there is suitable habitat for great crested newts within the area surrounding the application site. Informatives are therefore recommended and the Council's District Licensing Scheme.

Site Visit:	Yes ☒	No ☐
Details: 12.08.2025		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 (BHH 1); Trees and Development.

Assessment:

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.

Site and surroundings:

- The application site is located towards the south of Grange Road on its eastern side and contains 3no. dwellings with a shared gravel drive, set behind a hedgerow with trees which front Grange Road. They are currently part of 6no. properties which share a single access from Grange Road.
- The hedgerow to the front of the application dwellings is currently part of a considerable unbroken stretch of hedge which runs from the bus stop near Edwards Avenue up to the current shared access of the application properties. This stretch has a green enclosed feel.

Parking and highway safety:

- The proposed parking arrangements appear suitable to the three individual dwellings, with the proposed site plan showing at least 2no. car parking spaces for each dwellinghouse, in line with the requirements under the Residential Parking Standards for a three-bedroom property.
- In relation to the proposed accesses the Local Highway Authority have raised no objection to the proposed accesses, with the submitted plans showing adequate

sightlines to be achieved at the accesses, and gates sufficiently set-back to allow them to be opened whilst a vehicle parks off highway.

- As such, the proposal is not likely to pose increased risk to highway safety. Worthy of note however is the fact that further cutting back of hedgerow, beyond what is shown in the proposed plans is likely to be required in order to achieve adequate sightlines.

Impact on local character, trees and nature conservation:

- In order to accommodate the proposed accesses, two sections of hedgerow with trees would be removed.
- Policy DM1, as well as the Council's Trees and Development SPD, outlines that development should not involve loss of or damage to trees, hedgerows or other landscape features of value to the character of the area unless there is clear justification for their removal and appropriate mitigation, as clearly evidenced by applicants.
- The existing hedgerow provides value to the character of the area, contributing to a green enclosed feel along this section of Grange Road, which is worthy of preservation and would be eroded with the creation of the proposed new access points.
- The hedgerow also provides habitat connectivity and green infrastructure along Grange Road, representing an important green ecological corridor which would be broken up with the proposed access points. This would be at odds with Policy DM11 which require applications to be determined to protect, conserve and enhance all networks of natural habitats and features, including trees and hedgerows important to biodiversity and character.
- Greater value to the character of the area and biodiversity would be gained through enhancing the existing hedgerow, rather than creating gaps in the hedgerow, limiting both habitat connectivity and detracting from the enclosed, green character of this stretch of Grange Road.
- Whilst recognising the desire for the proposed accesses, the properties currently benefit from an adequate shared access, and as such the justification for the proposed removal of hedgerow would not outweigh the harm to the local character and nature conservation caused by proposals.
- In addition, whilst setting a precedent would not warrant refusal, the proposed accesses and hedgerow removal may encourage further hedgerow removal along this stretch of Grange Road, to the detriment of its character.
- As it stands, the hedge provides benefits to the residents of the application dwellings in terms of screening from the road; as well as benefits to local character and to biodiversity.

Residential amenity:

- With no significant structures proposed, the development accords with guidance relating to residential amenity set out in the 'Quality Places' SPD. There will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. 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 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 ☒

The proposed creation of the new accesses would result in the introduction of significant visual and physical gaps within an otherwise continuous green frontage, to the detriment of the street scene, character and visual amenity of this section of Grange Road, together with the loss of an important green ecological corridor, to the detriment of local habitat and biodiversity. As such the development is considered to be contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).