

DELEGATED OFFICER REPORT

Application Ref: H/25/99430

Site Address: THE WALLED GARDEN, NETLEY HILL ESTATE, HEDGE END,
SOUTHAMPTON, SO19 6AN

Case Officer: Charlie Vallis

Description: Erection of double garage following removal of existing garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within designated countryside • Within the settlement gap		

Planning History?	Yes ☒	No ☐
• Z/27020/000/00 – Rear extension – Permit – Aug 1983 • H/21/91346 – Erection of single-storey side extension following demolition of existing extensions – Permit – Oct 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
EBC Ecology:	I have reviewed the site photos. I don't see any potential bat roost features on the garage. The garden around three sides of the garage appears to be gravel and soil with moss and a rose bush. From the photos, the fourth side appears to have vegetation, but it appears to be overhanging the brick garden wall rather than between the garage and the wall. The aerial photo of the site shows the garage built up to or onto the wall, so this vegetation would not be affected by removal of the garage. The vegetation in the garden could be used by nesting birds. The garden wall would present a barrier to dispersal for great crested newts, slow worms, notable invertebrates, hazel dormouse, harvest mouse and badgers if they were present on the rest of the estate. The habitat in the garden in the vicinity of the existing garage is not likely to support these species, however precautionary working methods must be followed to avoid harm to any protected species that might enter the garden. I don't think any surveys will be required but the following informatives must be added to the decision notice.		

Site Visit:	Yes ☒	No ☐
Details: 9.9.2025		

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, S2, S5 and S6; and Development Management policies DM1, DM11, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Principle:

- The application site lies outside the urban edge and falls within an area designated as countryside and settlement gap.
- Policy S5 makes provision for residential extensions within the countryside through policy DM26, subject to compliance with the general development criteria and transport policies of the Local Plan and subject to additional criteria, for example, providing that no additional dwellings are created.
- Policy S6 refers to the protection of settlement gaps, requiring new development to not undermine the physical extent and/or visual separation of settlements, and not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements. In this instance, the gap serves to separate the settlements of Hedge End to the northeast, Bursledon to the south and Southampton to the west.

Design, layout and impact on character and residential amenity:

- The design of the proposed garage is suited to the host dwelling in terms of its form, scale and appearance.
- The positioning of the proposed outbuilding towards the south-eastern corner of the site is such that the structure is not likely to be overly prominent from neighbouring properties or public views.
- The nature of the proposed householder works are not considered to significantly diminish the settlement gap either physically or visually.
- The proposed incidental use as a garage/workshop is considered acceptable, with the building tied to the residential use of the existing dwellinghouse. A condition will be placed to ensure that the use of the building does not depart from a use ancillary to the main dwellinghouse.
- As confirmed under previous approval ref. H/21/91346, this particular walled garden is not noted as a non-designated heritage asset. Nonetheless, the building would appear in-keeping with the character of the site owing to the choice of external cladding and roof tiles to match the main house.
- The development would not be an overdevelopment of the site, with sufficient amenity space retained. In addition, the proposal would not reduce existing on-site car parking provision or result in additional car parking requirements, with no additional bedrooms proposed.
- The erection of the proposed garage is therefore considered to accord with policies DM1 and DM26 (Local Plan 2016-2036) in that the outbuilding is not disproportionate to the host dwelling or its plot, does not create an additional dwelling, and its design and layout takes account of the character of the locality.
- The siting of the proposed garage away from neighbouring properties is such that the proposal accords 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 the neighbouring properties in terms of loss of privacy, light or outlook.

Other matters:

- 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 protected species, raising no objection to the development subject to the relevant precautions being followed, which the applicant will be made aware of via an informative note.
- 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 ...
