

DELEGATED OFFICER REPORT

Application Ref: H/25/99583

Site Address: 12 WESTWARD ROAD, HEDGE END, SOUTHAMPTON, SO30 4SA

Case Officer: Charlie Vallis

Description: Addition of external cladding to front elevation of property (part retrospective application).

Particular Site Constraints?	Yes ☐	No ☒
• Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/17758/000/00 – Repositioning of fence – Permit – Jun 1977 • Z/17758/001/00 – Enlargement of existing single garage to a double garage – Permit – Aug 1982 • Z/17758/003/00 – Construction of rear conservatory – Permit – May 2001		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 22.8.2025		

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.

Assessment:
<u>Principle:</u> • The application site lies within the urban edge where the basic principle of development is considered acceptable, with any formal approval being based upon its exact nature, design and impact being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance. • Relevant policies include policy DM1 of the Local Plan (2016-2036) which, amongst other matters, sets out that all new development should not have an unacceptable impact on residential amenities of both new and existing residents, the character and appearance of urban areas; and should take full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible in terms of mass, scale, layout density, design, and siting. • The Council's Quality Places SPD outlines that the materials chosen for a scheme should take account of the context of the site and respect and complement the character, scale, texture and colour of existing materials used in the local area.

Site and surroundings:

- The application site is located towards the eastern end of Westward Road, occupying a prominent corner plot at the junction onto Waterbeech Drive. The site contains a two-storey semi-detached property, with an attached part-converted double garage to its side.
- The surrounding area is largely residential, with the application dwelling set within a row of similarly styled brick-built semi-detached pairs, with tile hung frontages within brick piers.

Proposal:

- The application proposes the retention of cladding to the front elevation of the main building and to the side of the existing porch, as well as the addition of cladding to front of the property's attached single storey side projection.
- Cladding runs past the line of the property's pre-existing brick piers, whilst proposed plans indicate that additional cladding would run across the entire single storey front/side projection.

Impact on character of the locality:

- In terms of its impact on local character, the introduction of the proposed cladding and the extent of its coverage and disjointed appearance on the front elevation appears unsympathetic to the character of the host dwelling and its locality.
- Although it is recognised that some examples of cladding and tile hanging of similar type and colour (respectively) are present on the western side of Westward Road, these are not part of the property's immediate locality and, more importantly, are less extensive examples which are sympathetic to, and follow the styling of, their host dwelling and surrounding properties.
- Particularly given its prominent position on a corner plot, the proposed cladding material, its extent and the disjointed way it has been fixed to the property would appear overly disruptive the character of the locality
- The development is therefore considered contrary to both policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD in that the type, texture and extent of cladding would have a detrimental impact on the character and appearance of the locality.

Residential amenity:

- Given that no significant structures have been proposed, the development accords with 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:

- 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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The appearance, extent and styling of the proposed cladding to the front elevation is unsympathetic to the host dwelling and would represent a significant departure from the prevailing design and appearance of neighbouring properties, appearing incongruous to the street scene and resulting in an adverse impact on the character and appearance of the surrounding area. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and 'Quality Places' SPD [2012].