

(Bursledon, Hamble and Hound Local Area Committee - 11/09/2025)

Application Number: H/24/97709
Case Officer: Alexandra Stone
Received Date: 04/07/2024
Site Address: 3A MANCHESTER ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5DB
Applicant: C Critchlow
Proposal: Alterations to single storey garden room/sunroom and
garage, change of flat roof to pitch

Recommendation: PERMIT

CONDITIONS:

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: MT/1574/1 Rev A (Received 15/09/2024)

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) No development shall start until details and samples where requested of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area

- 4) The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes, as an independent residential unit, or as a holiday let.

Reason: To protect the amenity of the adjoining residential properties.

- 5) The development must accord with the arboricultural report reference AIAMS25-1044. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no

access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6) All works shall be undertaken in accordance with the approved Construction Environmental Management Plan (CEMP) dated July 2025.

Reason: To protect the amenity of neighbouring properties and local biodiversity habitat.

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 Councillor Craig.

Site Characteristics and Character of the Locality

2. The semi-detached property is situated to the rear of Manchester Road, to the southwest of Victoria Road. The property is brick-built and rendered in part, with a garage to the western boundary which is also brick built with a flat roof. The property is surrounded by other two storey dwellings, varying in design and materials. The neighbouring properties also have detached brick-built garages. These have pitch roofs, some with a small window facing the road within the roof.

Description of Application

3. The application seeks approval for alterations to a single storey garden room/sunroom and garage, including change of flat roof to pitch. The alterations to the roof form would raise the roof by approximately 1.2m. The addition of the extension to the existing garden room would measure approximately 5.5m at the widest part, as it is hexagonal in shape, giving a 0.5m increase. The sunroom would not extend in depth.
4. The proposed garden room will be brick built which will match that of the existing dwelling.

Relevant Planning History

5. LDC/23/95580 – PERMIT – 04/09/2023
6. Lawful Development Certificate for a Proposed Use or Development:
Garage conversion to form a garden room

Representations Received

7. There were seven representations received, all but one objecting to the proposals on the following grounds:
 - Would obstruct views to the water for residents and public.
 - Would not enhance the area and be out of character.
 - Would be over development and removes parking.
 - Concerns of separating the building to a separate dwelling and potential parking within the private road.
 - Drawings submitted are that of previously refused two storey annex.
 - Proposal raises roof for no benefit and restricts views to the water for residents and public.
 - Inconsistencies with plans and description.
 - Demolition of the garage and sunroom would cause damage to the cliff structure and mature trees.
 - The road is privately owned, heavy goods vehicles would cause damage at a cost to residents.
 - Reduction in parking, if let out then cause parking issues and traffic.
 - Noted that No 1 Manchester Road was not on the consultation list, requests a further 2 weeks consultation.
 - Previous application was described as an annex, new application should forbid kitchen/ water supply.
 - Manchester Road is a private road and maintained by residents, the road is currently overused.
 - The flat roof garage already blocks views to the water, pitch roof would exacerbate this. _Noted new public noticed placed 24/07/2024.
 - New plans show same drawing number.
 - New description misleading.

Consultation Responses

8. **Ecology** – No Objection.
9. **Natural England** – Comments awaited.
10. **Hound Parish Council** – No comments received.
11. **Conservation Officer** – No Objection.
12. **Tree Officer** – No Objection.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Eastleigh Borough Local Plan 2016-2036

13. The policies most relevant to that proposed are:

Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management policies:

- DM1 (General criteria for new development);
- DM11 (Nature conservation);
- DM12 (Heritage Assets);
- DM14 (Parking).

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Trees and Development (April 2022);

National Planning Policy Framework

14. 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

15. 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

16. 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.

The Development Plan comprises the Eastleigh Borough Local Plan 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 & Principle

17. The application site is within the urban edge where the basic principle of development is considered acceptable, with any formal planning approval being dependent upon how well that proposed accords with the relevant policies of the adopted Eastleigh Borough Local Plan 2016-2036. In this instance the most relevant policies are DM1 and DM12.

Design and Appearance

18. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.
19. The proposed alterations are to the garden room/store. The pitch roof would be in keeping within the general character of the road and would be similar to other garages which are in close proximity.
20. The extension to the sunroom would not be intrusive as would be located to the rear of the existing garage with materials to match. The proposal would fit in with the residential character of the locality.
21. The site is located within the Netley Abbey Conservation Area, as such policy DM12 applies. As set in policy DM12, development of a heritage asset or within its setting will be permitted provided that it does not harm or detract from the significant or special interest of the asset, and sustains and enhances its special character and qualities.
22. The proposals would not impact the conservation area detrimentally as the proposals are situated to the end of the road, away from view from the Victoria Road. It would marginally obstruct the view to the Southampton Water but not to any unacceptable extent. Equally, the structure would not easily be visible in views from the water and would be seen against a backdrop of other larger buildings and trees.

Residential Amenity

23. Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. Additional residential amenity guidance is provided within the Council's Quality Places SPD.

24. The proposed sunroom/ garden room is located to the rear of the garden, stepped away from the neighbouring property at no.3 Manchester Road. As there is good spacing between the neighbouring properties, it would not cause overshadowing. As the properties have good boundary treatment with high hedges and fencing, the neighbouring property would be shielded from views into the property, in addition the garden room is of single storey.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no. bedroomed properties. There are currently 3no. spaces available, one within the garage and two in front of it. There is also unrestricted parking within the road available if necessary, without causing highway safety issues or impeding flow of traffic or obstruction.

Ecology

25. The Ecology Officer has reviewed the site photos, Construction Environmental Management Plan and Habitats Regulations Assessment, no objection is raised.

Trees

26. The Tree Officer has raised no objection subject to tree protection conditions being applied.

Sustainability Measures and Climate Change:

27. 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.
28. 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:

29. 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.

30. 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

31. The proposed garden room/sun room is in keeping with the character of the area and will not materially impact the amenity of neighbouring residents, trees or ecology. The proposal is considered to be in accordance with the development plan and as such, the application is recommended for approval.

H/24/97709



EASTLEIGH
BOROUGH COUNCIL



Address: 3A MANCHESTER ROAD, NETLEY ABBEY
SOUTHAMPTON, SO31 5DB

Date: 29/08/2025 Scale: 1:1250