

DELEGATED OFFICER REPORT

Application Ref: H/25/99896

Site Address: 319 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AS

Case Officer: Charlie Vallis

Description: Construction of a single storey annexe in rear garden

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

Planning History?	Yes ☒	No ☐
• Z/13267/000/00 – Erection of extension to existing dwelling to form new kitchen and bathroom improvements – Permit – Aug 1972 • Z/13267/001/00 – Ground floor rear extension – Permit – Oct 1981 • F/05/53204 – Rear conservatory – Permit – Mar 2005 • H/25/99354 – Construction of single storey annexe in rear garden – Permit – Jul 2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter of support received on behalf of the National Annexe Planning Consultancy (NAPC) raised the following points: • Outlined benefits of annexe accommodation including - supporting multigenerational living, providing care for family members, efficient use of land without the need for large-scale new housing. • Single storey design and location to the rear of the property, suited to the character of the area and unlikely to result in adverse impacts on neighbouring amenity. • Highlighted importance of maintaining its ancillary use, with clear functional and physical links to the main dwelling, to avoid risk of future separation or independent occupation. Consideration to ensure the scale, layout, and access arrangements reinforce this relationship. With appropriate conditions in place, they are confident that the proposal will remain subordinate to the main house and serve its intended purpose.		
Parish Council:	We request that the Planning Officer includes a condition to ensure that the existing house and proposed annex remain as one property. The rear alleyway gives insufficient access to a separate property.		
Tree Officer:	As part of the previous application, we requested a replacement tree for the proposed removal of one in order to facilitate the position of the annexe. This application appears to dispense with the requirement to remove any trees. Therefore, we raise no arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 3.7.2025		

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 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (ELAC – 26); Annexes for Dependent Relatives (Supplementary Advice)

Assessment:

Proposal and background:

The development consists of the construction of a single storey detached annexe to the south of the dwelling's rear garden. The structure would measure approximately 8.5m in length, 5m in width and 3.5m height (3.2m to the eaves). The application comes following a previously approved annexe, of the same size, scale and facilities. This application seeks to alter its position and orient the proposed annexe towards the main house.

The design and access statement provides confirmation that the annexe is intended for use by a dependent relative. The annexe would host a bedroom, shower room and combined kitchen and living area.

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 western end of Leigh Road on its southern side. The host dwelling is set back from the road behind a boundary wall and front drive, with a sizeable, fully enclosed rear garden.

Its immediate surroundings contain a distinct mix of dwellings, with large outbuildings in rear gardens fairly characteristic of this stretch of Leigh Road.

Design and layout:

Although visible from a narrow access road to the rear of the site, the proposed outbuilding would not be overly prominent or appear out of character with the area, with large outbuildings a common feature amongst surrounding properties.

The proposed annexe is relatively modest and would be ancillary to the main dwelling sharing its front access and private amenity space and reliant on the host dwelling for key day-to-day activities such as socialising, main meals and laundry. It is also worth noting that, as per the Nationally Described Space Standards and policy DM30 (Local Plan 2016-2036), the internal floor space of the proposed annexe would not be large enough to constitute an independent residential unit and as such is unlikely to be successfully converted.

Although no physical link has been proposed, its re-orientation from the previously approved proposals under H/25/99354 would provide improved outlook for the occupier of the proposed annexe, who would benefit from views down the garden. This change also strengthens the visual link between the annexe and main house, with windows facing the main dwelling reducing any sense of separation. As such, there is a strong link between the proposed annexe and the main house. A condition will also be applied to ensure that the annexe remains ancillary to the main dwelling in perpetuity.

The development would not result in overdevelopment of the site, retaining sufficient amenity space for both the main house and annexe, whilst continuing to meet parking standards with more than 3no. parking spaces available to the front of the site.

Residential amenity:

The siting of the proposed annexe avoids significant impacts to neighbouring properties in terms of loss of light and outlook. Windows are at ground floor level and, although directed

towards the main house, would be adequately screened by existing boundary fencing in relation to neighbouring properties. With regard to 317 Leigh Road, a large outbuilding close to their shared boundary would provide additional screening, limiting the impact of the annexe on privacy.

The development is therefore considered to accord 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:

In consultation with the Council's tree consultant, there will be no unacceptable impact on trees or other natural features worthy of retention; with the repositioning of the annexe allowing for the retention of the tree positioned to the western boundary. In addition, 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; (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 ☐
Comments ...		