

DELEGATED OFFICER REPORT:

Application Ref: H/25/99753
Site Address: 8 Hawkins Way, Eastleigh SO50 9QN
Case Officer: Andy Amery
Description: Wall mounted pergola to rear elevation

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge		

Planning History?	Yes ☒	No ☐
The site forms part of the re-development of the former bakery site on Toynbee Road. Prior to 2014 there were numerous applications associated with the former bakery use. In February 2014 an application for 120 dwellings and flats was submitted and approved in November 2014: F/14/74873 Erection of 120 dwellings and flats, provision of public open space and new access arrangements. Approved 24 11 2014. The site now known as 8 Hawkins Way was Plot 74 on the 2014 permission – a mid-terrace town house overlooking public open space and a local equipped area of play. Class A (extensions) permitted development rights were removed (condition 29).  Fig 1. Location plan associated with planning permission F/14/74873 The residential re-development has now been completed and appears fully occupied. In 2024 the applicant was requested to submit a retrospective application for an outbuilding/summer house that had been placed at the end of the garden. H/24/98070 – Retrospective erection of garden outbuilding/summerhouse. Approved 23/10/2024		

Site Characteristics and character of the locality

8 Hawkins Way is a new-build, mid-terrace, three storey townhouse located towards the northern edge of the former bakery site re-development.



Fig 2. Existing house with parking to front (No 8 is middle property without a gable end)

The rear garden is fully enclosed by 1.8m high close boarded fencing. The applicant is currently using a temporary small marquee to provide cover for items needed to be stored outside due to lack of internal storage space.



Fig 3. View of existing rear garden and temporary cover.

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3 neighbour letters were sent out. No letters of representation have been received.		
Town Council:	Eastleigh Town Council were notified of the application. They responded in writing on 5 September stating no objection.		

Site Visit:	Yes ☒	No ☐
Details: An initial site visit was undertaken on 4 August 2025 and a further visit on 9 September having arranged access to the rear with the applicant.		

Pre-commencement Conditions:	Yes ☐	No ☒
Details: No pre-commencement conditions are required.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework The National Planning Policy Framework (2024) is a material consideration of significant weight in the determination of planning applications. The NPPF requires that applications for planning permission must be determined in accordance with the development plan unless material considerations dictate otherwise. There is a general presumption in favour of sustainable development. Planning Practice Guidance None specifically relating to extensions to a dwelling. Development Plan: The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies: • S1; Delivering sustainable development • S2; Approach to new development Development Management policies: • DM1 General criteria for new development Supplementary Planning Documents: • Quality Places (November 2011)

Assessment:
Principle of Development The site is located within the urban edge where the principle of new development is acceptable subject to satisfying the criteria of the relevant policies of the Local Plan Layout, design and appearance The proposed structure is modest in scale and would be bolted onto the rear elevation rather than 'built'. It does not have foundations. The applicant decided to reduce the size of the structure following submission of the application.

The stated dimensions 2.9m wide x 2.89m deep with a maximum height of 2.5m

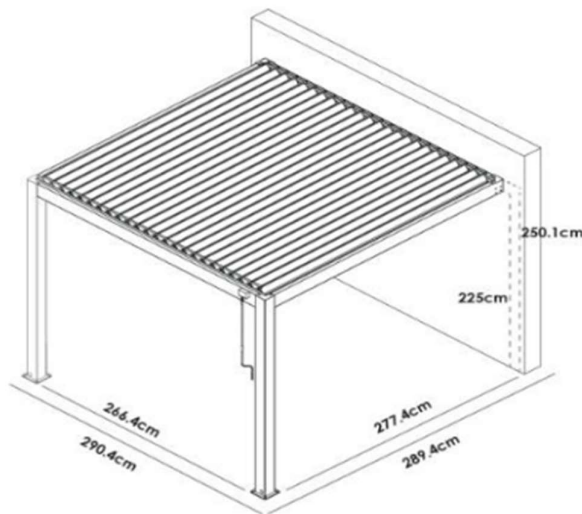


Fig 5. Detail of structure with dimensions

The structure is designed with a permanent, very shallow (back to front edge) roof with a supporting frame which is bolted into the house and uprights which are bolted into the ground.

The frame would be positioned to fit around the existing patio doors but set off the boundaries on both sides. There would be a 1m gap to the property to the south and approximately 0.4m to the property to the north.

The structure is designed to provide permanent cover but has flexibility as to whether the sides are open or closed. Screens set within the frame which can be lowered to create a fully enclosed space during inclement weather or raised to create a shaded but open area in good weather.



Fig 6. Brochure image of structure

The modest proportions and (effectively) flat roof form of the structure, together with its modern appearance and flexible use of space would sit comfortably on the rear of the modern 3-storey town house.

Sufficient, useable external amenity space is retained. The space gives flexible indoor/outdoor space and provides additional storage space when needed for a growing family.

The proposals satisfy the general criteria for all new development (DM1) and offer benefits of adapting to climate change (DM3) through the provision of a flexible space with an area of shade.

Impact on neighbouring Amenity

There would be some impact on both neighbouring properties. At 2.5m high and just under 3m depth, the neighbours will be aware of the structure above the existing 1.8m high fence.

However, this impact would be modest and not harmful to the general level of amenity currently enjoyed.

It should be noted that in other circumstances the proposals would be permitted development.

Summary

The development accords with planning policy as follows:

- The site is within the urban edge where the principle of development is acceptable.
- The external design of the structure is suited to the host dwelling in terms of its form, scale and appearance.
- The development would be modest in scale and would not be an overdevelopment of the site. It would retain sufficient amenity space to serve the house.
- 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.
- The design and layout maintains the character and appearance of the locality.
- There will be no adverse impact upon ecology, trees or other natural features worthy of retention.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion: It is recommended that planning permission be granted.

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--

Comments ...
