

DELEGATED OFFICER REPORT

Application Ref: H/25/100041

Site Address: PYLE HILL COTTAGE, WINCHESTER ROAD, FAIR OAK, EASTLEIGH,
SO50 7GQ

Case Officer: Gregg Chapman

Description: Timber built double garage with workshop to one side. 20 degree pitched roof with slate grey felt tiles and black guttering to match the property. Reinforced concrete slab for garage base.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Surface water flooding		

Planning History?	Yes ☒	No ☐
O/21/92031 - Erection of 1no. 3 bed detached dwelling with associated car parking to the side of Pyle Hill Cottage following demolition of the existing garage and carport. (Outline application seeking approval for access, layout, appearance & scale with landscaping reserved) – Refused, January 2022.		
H/22/93616 - Proposed single storey rear/side extension to form a granny annexe, following the demolition of an existing garage and car port – Approved, October 2022.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Ecology	No objection, subject to drainage condition and biodiversity enhancements		
Parish Council:	No comment		

Site Visit:	Yes ☒	No ☐
Details: 24/09/2025		

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

Principle

The application site falls within the urban edge, whereby new buildings within the curtilage of residential dwellinghouses are considered to be acceptable in principle.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land

uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The application proposes a timber double garage with workshop to the front of the property, with a pitched roof and felt tiles. The property benefits from a large front courtyard with front wall and hedging which are to be retained. The garage would be sited back from the front wall/hedge, and in combination with its size and height and the presence of the boundary fence and off site vegetation would not be unduly prominent in the street. There are other examples of frontage buildings in the vicinity/along Winchester Road, including, most notably at the neighbouring dwelling (granted under application H/19/85040) and side facing garage blocks to the south west. Whilst sited nearer to the road than other examples, the proposed building is a low structure and would be sited behind the wall and hedging that is indicated to be retained. The proposal would therefore not be out of character with the area.

There is a significant oak tree to the frontage of the neighbouring property. This is located to the other side of the property/existing driveway, and would not be impacted by the footprint of the proposed building.

Overall and to conclude, the proposals are considered to be in accordance with the abovementioned Policy and would therefore be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed building is single storey, with a maximum height of 3.51 metres, and an eaves height of 2.3 metres with the roof pitching away from the fence. Whilst sited close to the boundary this is already formed of fencing. The proposed building would not cause any significant impact to the amenities of the neighbouring property in terms of dominant or overbearing impact or loss of light/shadow.

The proposals are therefore considered to be in accordance with the abovementioned Policy and SPD.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The Council's SPD sets out that for a five bedroom property there should be the provision of 3no. off-street parking provisions. This is currently provided on site in the form of a large driveway, enclosed by a low-level brick wall. Sufficient space would remain for the parking of more than three vehicles on the frontage. The garage itself is not large enough to count as a car parking space so as to accord with the council parking standards.

Therefore, and to conclude, it is noted that there would be sufficient space on site to provide the necessary parking provisions in accordance with the SPD.

Ecology/Drainage

The Council Ecologist seeks drainage information and biodiversity enhancements. Such requirements are not considered to be proportionate to the small scale development proposed. Drainage information would be required under Building Regulations.

Equalities Act:

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.

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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...