

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/99941

**Site Address:** 5 GLENLEA CLOSE, WEST END, SOUTHAMPTON, SO30 3FD

**Case Officer:** Charlie Vallis

**Description:** Raised decking to rear of property

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| <b>Particular Site Constraints?</b>                                                                                                                    | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• A small area in the north-west corner of site is within Flood Zone 2</li></ul> |                                     |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• WIR0431600000 – Use of land for the erection of living accommodation &amp; shop – March 1956 – Permit</li><li>• WIR0434600000 – Erection of 11 bungalows – April 1956 – Permit</li><li>• Z/39804/000/00 – Single storey rear extension – May 2003 – Permit</li></ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | 1 letter of objection from neighbour at no.6 Glenlea Close (summarised below): <ul style="list-style-type: none"><li>• Structure would result in loss of privacy, particularly if the garage and/or shed structures are removed from the property either by the current or future owners.</li><li>• Queried whether there is planning permission for an existing side dormer at no.5 Glenlea Close, which affects their privacy.</li><li>• Intrusion into personal privacy and enjoyment of their home.</li></ul> |                                             |                                           |
| Parish Council:   | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 20.10.2025 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                              |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                              |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals (HEWEB – 9).                                                           |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <u>Policy and principle:</u> <ul style="list-style-type: none"><li>• The application site is within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon its exact nature, design and impact being considered acceptable and in accordance with the relevant policies of the adopted local plan and supplementary planning guidance.</li><li>• 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</li></ul> |

unacceptable impact on, and where possible should enhance, residential amenities of both new and existing residents, and the character and appearance of urban areas; whilst taking 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.

#### Design and layout:

- The design of the proposed raised decking is suited to the host dwelling in terms of its form, scale and appearance.
- Replacing an existing set of stairs to the garden, the decking would create a more accessible area of private amenity space directly to the rear of the application dwelling and enhance accessibility to the rest of its garden, with a wider and shallower staircase.
- The addition of a 1.8m high privacy screen to the side of the decking is unlikely to appear physically or visually dominant from neighbouring gardens, given its modest extent and its set-in from the boundary.
- The proposal would not represent overdevelopment of the site, with sufficient amenity space retained and parking arrangements and requirements not affected.
- Due to its positioning, the proposal would not be overly noticeable from the wider street scene.
- As such, the development is considered to accord with policy DM1 of the Local Plan (2016-2036) in that its scale, design and positioning enhances accessibility for its residents and takes account of the context of the site.

#### Residential amenity:

- The Council's Quality Places SPD outlines that a degree of privacy is required for private amenity space, in particular the area immediately outside a house.
- By putting in place a 1.8m high screen to the north-eastern side of the decking, its impact on the privacy of no.4 Glenlea Close is mitigated, with distancing and screening by the neighbouring garage further reducing its impact.
- The arrangement and relative set back of the application dwelling compared to the neighbour to the north (no.6 Glenlea Close) is such that the area immediately outside the neighbouring property would not be significantly affected by the proposal in terms of overlooking.
- The application dwelling's attached garage also provides significant screening to this neighbour, and its shed and boundary treatment further mitigate overlooking into its rear garden.
- Comments from the neighbour at no.6 Glenlea Close have been noted, regarding the potential for the garage and/or shed to be removed; however, the proposals do not indicate that they would be removed and they appear to be functional, whilst also providing screening for both the applicant and neighbour.
- As such, the development is considered to accord with policy DM1 of the Local Plan (2016-2036) in that there will be no unacceptable impact on neighbouring amenity in terms of loss of privacy, light or outlook.

#### Other matters:

- Neighbour comments regarding overlooking from an existing side facing dormer have been noted. These concerns would be beyond the remit of this application and, based on the Council's records, the dormer appears to have been in place for a number of years and is likely to be immune from enforcement action.
- 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; (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:**

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| Recommendation: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...    |                                                   |                                        |