

DELEGATED OFFICER REPORT:

Application Ref: H/25/99802

Site Address: 41B Wildern Lane, Hedge End, SO30 4EL

Case Officer: Andy Amery

Description: Conversion of garage to annexe

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Within HEWEB Character Area Appraisal – area 35. Residential. Moderate linear character. Inter-war to present day. Semi-detached/detached. Set back min 4m.		

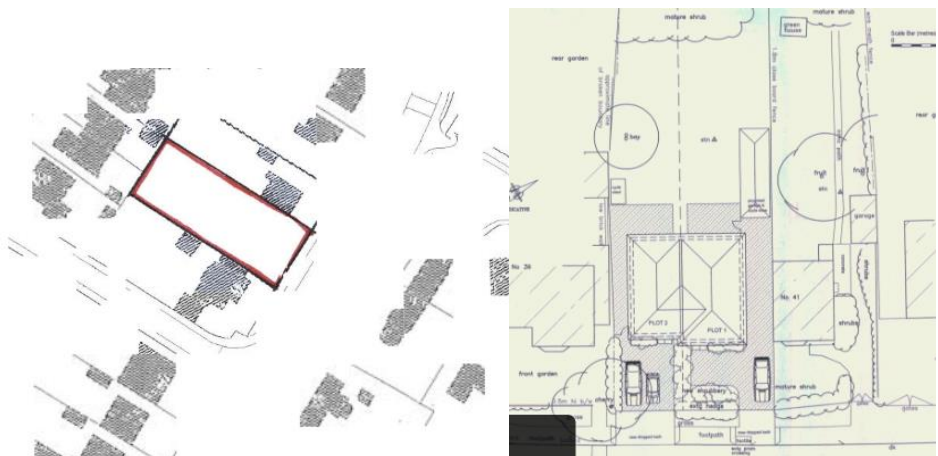
Planning History?	Yes ☒	No ☐
In 2009, planning permission was granted a pair of semi-detached houses on land adjacent to 41 Wildern Lane: F/09/66097 Construction of 1 pair of 2 storey dwellings, detached garage, car parking and ancillary accommodation. Approved 28 January 2010. The site, 41B Wildern Lane, is the right-hand property of the approved pair. It is a modern, red brick built; 2-storey semi-detached dwelling located on the northwest side of Wildern Lane. The detached garage is shown on the approved plans. 		

Fig 1. Location plan and approved block plan associated with planning permission F/09/66097

Site Characteristics and character of the locality

The site is located towards the southern end of Wildern Lane in an area which remains wholly residential in character.

There are a wide mix of house types, designs and materials, dating from the inter-war period through to many modern infill developments of which the site is one.

The majority of properties benefit from off-road parking areas to the frontage, and garages appear to be little used.

The site itself is one half of an attractively designed non-symmetrical semi-detached pair of houses with open plan frontages used for parking. The site has gated access along the side where an additional car could be parked independently of the two frontage spaces.



Fig 2. Existing house with parking to front and side

The single garage is set back behind the rear elevation but is visible in the gap between the houses within the street scene.



Fig 3. View of existing garage in street scene

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	7 neighbour letters were sent out. No letters of objection have been received. (One verbal concern was received regarding the future use of the annexe). Hedge One letter of support has been received from a national organisation which promote the benefits of ancillary residential development (National Annexe Planning Consultancy (NAPC)). The letter of support identifies a number of 'significant benefits' that annexe accommodation offers: • Efficient and sustainable use of existing residential land • Positive impact on housing supply and care provision • Enables multigenerational planning units which better integrate into the local community • Accommodation should remain ancillary through appropriate conditions		

	The scale, design (layout) and access arrangements do not lend itself to use as separate accommodation.
Ecology	No objection. The modern garage shows no sign of being suitable for protected species or of other ecological value. As the proposals involve only the conversion of the existing building there will be no impact on the garden area. The site is however, within an amber impact zone for great crested newts. There are also records locally of slow worms, bats and hedgehogs. As such an informative should be placed on any planning approval.
Parish Council:	Hedge End Town Council were notified of the application on 30 July. No comments have been received.

Site Visit:	Yes ☒	No ☐
Details: A site visit was undertaken on 4 August 2025. The garage remains as originally constructed, sited beyond the rear elevation of the dwelling along the northern boundary and used for storage purposes ancillary to the dwelling. No work has begun to convert the garage into an annexe.		
		
Fig 4 Existing garage elevations showing existing window and door to side elevation.		

Pre-commencement Conditions:	Yes ☐	No ☒
Details: No pre-commencement conditions are required. The converted garage will be subject to performance conditions to prevent it being used as separate accommodation, including any business use.		

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 annexes as ancillary accommodation to the main 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
- DM11 Nature Conservation
- DM14. Parking

Supplementary Planning Documents:

- Quality Places (November 2011)
- Residential Parking Standards (January 2009)
- Character Area Appraisals (HEWEB character area 35)

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 use as an annexe

The siting, footprint, massing and height of the existing garage would remain unchanged. Alterations are proposed to the front elevation only where the existing garage door would be replaced by a single width access door and a window with lower cill height similar to the existing window on the side elevation.



Fig 5. Proposed front elevation

The relationship with the immediate neighbouring property would therefore remain unaltered. Whilst the appearance when viewed from the street scene would alter, it would not appear out of keeping with the typical detailing of front elevations within the wider street.

The internal structure would be sub-divided to enable a small self-contained annexe to be created to the main part of the building, with a small store at the rear to be retained. The annexe would have a single point of entry with an open plan arrangement comprising a bed/living area, a small kitchen and shower/w/c.

The useable, internal floor area of the annexe would be 6.0m x 2.5m giving a useable floor area of 12sq m, well below the national minimum 37sq m floor area required for a single person one bedroom dwelling.

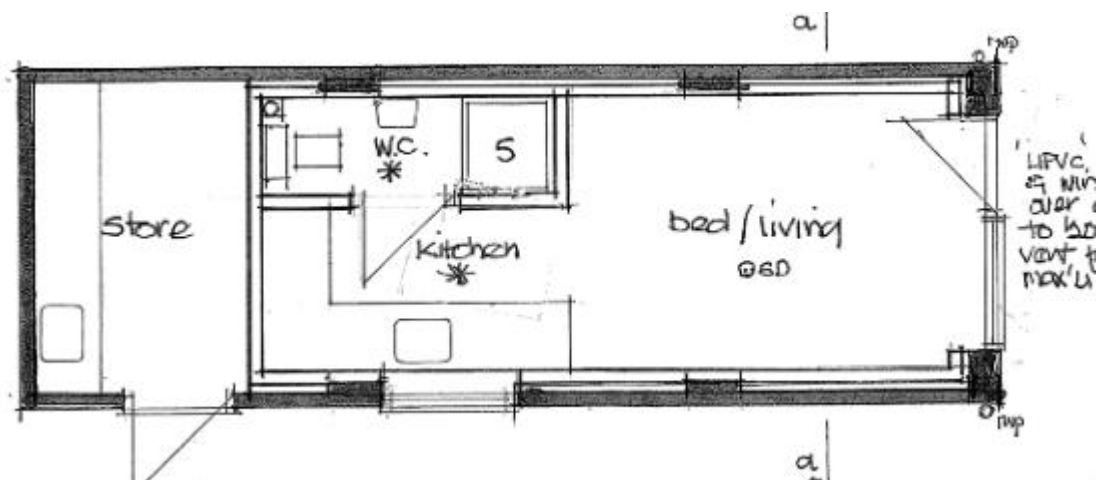


Fig 6. Proposed Layout

The annexe would be located in very close proximity to the main house and would share utilities such as water and electric in addition to shared refuse storage and collection. Whilst no direct access to the rear garden is shown, the annexe would share the external areas, such as the garden with the main house.

Given the position of the existing garage, it would be very difficult to physically separate it from the main house given access to the rear garden is via the path immediately in front of the garage. Additionally, the main south facing and light gaining window to the proposed annexe overlooks the rear garden and outdoor seating area thus creating a direct connection between the main house and the annexe.

Access and Parking

The existing access to the front of the site would be shared. The existing parking arrangements to the site frontage would be unaffected. Three cars can park and manoeuvre within the site frontage. With the creation of the annexe, the property would benefit from a total of 4 bedrooms.

The currently adopted residential parking standards requires 3 spaces to be provided for a 4-bedroom property. In this case, the parking standards are achieved.

Impact on neighbouring Amenity

There would be no additional impact on neighbours as a result of height, massing or appearance of the building. Outlook and privacy would be maintained as existing. There would be no additional overshadowing or sense of enclosure created.

Any potential issues associated with the occupation of the annexe, or resultant from the intensification of occupancy of the site are likely to be negligible given the small-scale nature of the facility.

However, it is recognised that should a series of short-term occupations take place, with the attendant comings and goings with little or no connection to the main dwelling, this would significantly change the character of the way the site operated, and this could have an adverse impact on the residential amenity of neighbours and the character of the immediate area. It is therefore important that conditions requiring occupation to be strictly limited to ancillary use be imposed. It is noted that the letter of support from the national annexe consultancy also strongly recommends the imposition of such conditions.

Summary

Given the proximity to the house, the general layout of the site,

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 annexe 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 and meet parking standards to serve the house and an ancillary annexe.
- 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.
- There are no likely significant impacts on the SPA.

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: The proposed conversion of the garage to an annexe represents a modest addition to the site and a small intensification of occupation that will have little impact on neighbouring amenity and will maintain the character of the area.

It is therefore recommended that planning permission be granted subject to appropriate conditions regarding its future use and occupation.

Recommendation:

PERMIT ☒

REFUSE ☐