

DELEGATED OFFICER REPORT

Application Ref: H/25/99995

Site Address: 23 HARDWICKE WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a single-storey rear extension and erection of an outbuilding comprising of a carport, garage and study.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• H/24/97241 - Erection of a double-storey rear extension and erection of an outbuilding comprising of a carport, garage and study. - Permit - 30/07/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	<u>01/10/2025</u> No further surveys are required; however, surface water drainage information is required for the proposed outbuilding. A precautionary working method must be used to prevent harm to wildlife that could be using this site. Biodiversity enhancements can be agreed before determination or can be conditioned. <u>18/09/2025</u> There are records of bats, slow worms and hedgehogs near this site. To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Photos of any areas of the garden affected by the proposal are also required.		
Southern Water:	<u>Existing Southern Water Assets</u> The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. <u>Existing Gravity Sewer</u> The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree		

	planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. <u>Condition</u> In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.
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Site Visit:	Yes ☒	No ☐
Details: 17 th September 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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 39)

Assessment:
<u>Site context and surroundings</u> The application property is a two-storey, semi-detached, three-bedroom dwelling located on the western edge of Hamble. It is situated on a trapezium-shaped plot, which features a narrower frontage and a considerably wider rear. The immediate surroundings are residential in nature, predominantly comprising similar semi-detached dwellings. A recent site visit confirmed that no works relating to the previous consent (ref. H/24/97241) have commenced. However, the former decking area and a number of small structures, including a greenhouse along the eastern boundary, have been removed. <u>Proposal and background</u> The current application seeks planning permission for the erection of a single-storey rear extension and the construction of an outbuilding comprising a carport, garage, and study. The proposal represents a revised version of the previously approved scheme (ref. H/24/97241). The current submission omits the first-floor element and now proposes a single-storey rear addition only. The rear extension would project from the main rear elevation and span the full width of the dwelling, forming an open-plan kitchen and dining area. It would be finished with matching roof tiles, white render, and uPVC windows and doors. The reconfigured outbuilding remains positioned within the rear garden but has been amended in terms of its design, internal layout, and footprint. The approved outbuilding featured an open carport to the front, with a workshop/garage, WC, and study arranged behind, accessed via barn-style timber doors. In contrast, the proposed outbuilding now

positions an enclosed garage with a front-facing garage door, followed by an open carport in the middle and a study to the rear. The structure would incorporate a low-pitched roof finished in tiles, with white render and grey composite cladding to the elevations.

The overall footprint, scale, form, and siting remain broadly comparable to the earlier approval.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 39) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
 - iii) Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
 - iv) Retain and extend the continuity in building line.

Layout, design, and impact upon the character of the area

- 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The current proposal represents a scaled-down version of the previously approved scheme. While the proposed outbuilding now features a door facing the street, resulting in a more solid appearance along the side elevation, the structure remains set back from the principal facade of the dwelling and continues to read as an ancillary form.
- In addition, garages, outbuildings, and side additions are common features within the immediate area. Therefore, it is considered that the reconfigured outbuilding to the side of the host dwelling would sit comfortably within the site and surrounding context and would not appear visually intrusive.
- The proposed single-storey rear extension would be modest in scale and located to the rear of the property, where it would not be visible from the public realm. The use of materials to match the host dwelling would ensure it appears as a subordinate and sympathetic addition that integrates well with the existing house.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The neighbouring property at 24 Hardwicke Way would experience the greatest potential impact from the proposed rear extension, as the application site lies to its

east. However, given that the proposal now involves a single-storey rear addition only, its limited depth and height would not result in any material overshadowing or loss of light to this neighbour. Importantly, No. 24 also features a rear conservatory of similar depth, meaning the proposed extension would project only marginally beyond their rear building line.

- While the proposed outbuilding is relatively large in scale and positioned close to the shared boundary with 21 Hardwicke Way, this neighbour is angled away from the application site and is set at a reasonable distance from the proposed structure. In addition, No. 21 also accommodates a detached outbuilding along the shared boundary. Taking these factors into account, it is considered that the proposal would not give rise to any undue loss of light, outlook, or privacy.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has reviewed the submitted site photographs and confirmed that no further ecological surveys are required. However, a precautionary working method should be implemented during construction to prevent harm to any wildlife that may be present on site.
- The Ecologist also advised that surface water drainage details should be provided for the proposed outbuilding. The applicant has confirmed that roof water from the outbuilding would be collected via water butts. The Ecologist subsequently noted that, once full, the overflow from the water butts should discharge either into the existing drainage system or to an additional soakaway, depending on existing capacity, with Building Control being best placed to determine the most appropriate arrangement.
- In addition, biodiversity enhancements, such as the installation of a bat box and a swift nest box, are recommended to be incorporated as part of the development.

Highways and 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 proposal would not increase the number of bedrooms and therefore does not generate any additional parking demand.
- The proposed outbuilding includes both a carport and an enclosed garage, which would provide sufficient off-street parking for the dwelling.

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.

The NPPF, Policies S1, DM2 and DM3 of the 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.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐