

DELEGATED OFFICER REPORT

Application Ref: H/25/100000

Site Address: HAWTHORNE HOUSE, BOTLEY ROAD, WEST END, SOUTHAMPTON,
SO30 3HA

Case Officer: Dorothy Hei-Tung-Hoh

Description: New access and associated works

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge		

Planning History?	Yes ☒	No ☐
• Z/25190/002/00 - Single storey side extension - Permit - 05/09/1989 • Z/25190/003/00 - Certificate of lawfulness for existing use as transport workshop - clued - Certificate Issued - 20/06/2000 • O/08/61960 - Outline: Creation of 2 no. flats within, and alterations to existing dwelling. Construction of 3no. 2 bed dwellings. Alterations to access with widening of footpath and provision of car parking and bin storage - Dismissed - 22/01/2009 • O/11/69087 - Outline: Construction of a terrace of 3no. 2 bed dwellings, conversion and alteration of existing dwelling to create 1no. 1 bed and 1no. 2 bed flats, provision of ancillary cycle and bin store, car parking and boundary treatment, following demolition of existing outbuildings and part demolition of Hawthorn House (Reserved Matters for consideration - access and layout) - Refuse Outline Permission For - 24/02/2012 • H/17/82032 - Single storey side and rear extension, loft conversion with dormers front and rear including rear balcony, alterations to rear first floor fenestrations and addition of porch. - Refuse Planning Permission For - 23/01/2018 • F/20/88931 - Alterations to existing structure to form a 2-storey building within Hawthorne House boundary. - Withdrawn By Applicant - 01/12/2020 • H/21/90084 - Erection of single-storey rear extension incorporating a flat roof and 3no. lantern roof lights plus installation of 2no. roof lights in existing side extension - Permit - 11/05/2021 • H/21/91967 - Retention of boundary fence - Refuse Planning Permission For - 10/01/2022 • F/21/91452 - Single storey rear and side extensions to workshop (AMENDED DESCRIPTION) - Permit - 29/03/2022 • H/22/93219 - Loft conversion to form habitable accommodation with dormer windows at the front and rear - Refuse Planning Permission For - 20/07/2022 • H/22/94085 - Retention of boundary fence (Retrospective) - Refuse Planning Permission For - 27/01/2023 • H/22/94265 - Loft conversion to form habitable accommodation with dormer windows at the front and rear (Resubmission of application H/22/93219) - Refuse Planning Permission For - 02/10/2023		

- F/25/99255 - Retention of first floor accommodation within enlarged roof space including fenestration to front and side elevations - Permit - 16/06/2025

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Highways:	Objection.		

Site Visit:	Yes ☒	No ☐
Details: 17 th September 2025.		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 16)

Assessment:

Site context and surroundings

Hawthorne House is a two-storey detached dwelling situated on the southern side of Botley Road in West End. The property is set back from the highway on a generous plot and enclosed by a brick boundary wall and solid entrance gates. It is noted from the planning history that there is no record of planning permission having ever been granted for the boundary wall and gates currently in situ at the site. Previous applications seeking to regularise these unauthorised works were both refused.

The wider surroundings comprise residential properties and some industrial or commercial uses. The residential dwellings along the southern side of Botley Road are generally detached and set back from the main road. Most are enclosed by low-level boundary treatments fronting the pavement and highway, creating an open and spacious appearance to the frontage of properties.

Proposal

The application seeks planning permission for the creation of a new vehicular access onto Botley Road, including the installation of a dropped kerb and associated works to the front boundary. The proposal involves lowering a section of the existing front boundary wall to a height of 0.6 metres, while retaining the remainder of the wall and gates at their current height.

Policy and 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 Hedge End, West End and Botley (HEWEB 16) which provides the following guidance on developments and that they should ensure that:
 - i) Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - ii) Maintain the predominant plot widths.

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.
- As established in previous applications, the existing front boundary treatment at Hawthorne House is out of keeping with the prevailing character of the area, which is defined by lower, more open frontage enclosures. While this application does not seek to regularise the unauthorised boundary treatment or fully address the design concerns identified previously, the proposed alteration (lowering a section of the wall to 0.6 metres in height as part of the new access) is considered to make the overall boundary appear visually inconsistent and somewhat more incongruous.
- The formation of a dropped kerb is a common feature along Botley Road and would not appear out of character or harmful to the street scene.

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 proposed works, which include creating a new access and lowering part of the boundary wall, are minor in nature and confined to the front boundary adjacent to the public highway. As such, the development would not give rise to unacceptable impacts on the residential amenity of neighbouring occupiers in terms of light, outlook, or privacy.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires all new development to provide off-street parking and access arrangements that are adequate in terms of highway safety and traffic management. The policy recognises that poorly designed or inadequately laid-out parking and access can have negative effects on the safe operation of the highway network.
- Hampshire County Council (HCC) Highways has objected to the proposal on safety grounds. Their response advises that only one vehicular access is normally permitted to serve a property, and a second access would only be acceptable in exceptional circumstances where it provides a clear highway safety benefit. In this case, no such benefit has been demonstrated.

- HCC Highways further advises that the required visibility splays for a new access must be kept clear of any obstructions above 600 mm in height so that drivers can see and be seen by other road users. The proposed arrangement fails to achieve this, as the existing boundary wall and gate piers would remain significantly higher than 600 mm, thereby obstructing sight lines in both directions. The tall sections of wall and gate piers on either side of the access would continue to restrict visibility, resulting in poor visibility for vehicles exiting the site.
- It is also noted that a streetlight stands in close proximity to the proposed access and could be vulnerable if the scheme were implemented. Relocating this streetlight could further interfere with visibility, compounding the safety concerns.

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:

Reason for refusal

- 1) The proposed alteration to the front boundary treatment, including the partial lowering of a section to facilitate a new vehicular access, would result in a visually inconsistent and incongruous frontage that fails to respect the established character of the surrounding area. The proposal would therefore have an adverse impact on the character and appearance of the street scene and wider surroundings, contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011) and the contents of the National Planning Policy Framework (2024).
- 2) The proposal, by reason of the inadequate visibility splays at the proposed new vehicular access and the proximity of the existing streetlight, would result in restricted visibility for vehicles emerging onto Botley Road, leading to an unsafe access arrangement and potential danger to highway users. The proposal is therefore contrary to Policy DM14 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011) and the contents of the National Planning Policy Framework (2024).

Recommendation:

PERMIT ☐

REFUSE ☒