

DELEGATED OFFICER REPORT

Application Ref: H/25/100189

Site Address: 4 WARDEN CLOSE, WEST END, SOUTHAMPTON, SO30 3DG

Case Officer: Charlie Vallis

Description: Single storey side extension with garage conversion to provide assisted living accommodation

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Area Tree Preservation Order covers application site (TPO 334-E)		

Planning History?	Yes ☒	No ☐
- H/21/92024 – Erection of detached garage at the front of main dwelling – - F/14/74505 – Erection of mono pitched roof above single storey porch & garage – Permit – July 2014 - WIR13534 – Demolition of existing house and construction of roads, sewers and layout of 7 dwellings with garages – Permit – May 1967		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Officer:	No arboricultural objection. Despite the presence of significant trees to the rear of the application property, the proposed development should not impact any arboricultural features.		
Ecology:	I don't see any potential bat roost features in the photos of the house available on Google maps – an informative advising the applicant to contact Natural England if bats are found during construction / demolition should be placed on any approval. A bat box and/or a swift nest box may be appropriate for this building and garden may be suitable for enhancing with planting for pollinators.		

Site Visit:	Yes ☒	No ☐
Details: 24/11/2025		

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; Hedge End, West End and Botley Character Area Appraisals (HEWEB 7); Annexes for Dependent Relatives (Supplementary Advice)

Assessment:
Principle: The development is within the urban edge where the principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted local plan and supplementary planning guidance.

Site and proposal:

- The application site is located towards the south of Warden Close at the end of a close of seven detached properties which are varied in design. The site contains a two-storey detached dwelling, set back from the road behind a driveway and detached garage, with an attached garage projecting from the front/side of the property.
- The application proposes the conversion of, and a single storey rear extension to the existing attached garage. This would form a self-contained annexe to provide assisted living accommodation for a family member.

Design, layout and use as an annexe:

- The proposed side/rear extension and garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension would be visually unobtrusive from the street scene, given its scale and positioning behind an existing attached garage.
- Replacing the garage door with a window would not be an overly prominent alteration. In addition, it should be noted that this aspect of the proposal is likely to be allowed under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A. This therefore forms a material consideration in the assessment of this application.
- The proposals would not represent overdevelopment of the site, with sufficient rear amenity space retained and space on the front drive to provide 3no. car parking spaces required under the Parking Standards SPD for a 4+ bedroom dwelling.
- There is considered to be a strong link between the proposed annexe and the main dwellinghouse, given the close association demonstrated through its proposed occupation and with several connections to the main dwelling through internal doors as well as the sharing of a front entrance door, access, parking and rear amenity space.
- It is, however, recommended that conditions are placed on any approval to ensure that the annexe remains ancillary to the host dwelling and does not create a separate residential unit.
- The development is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the proposals would not amount to the creation of a new dwelling, and takes account of its locality through appropriate design, layout and scale.

Residential amenity:

- Owing to its single storey nature, modest eaves height and adequate distancing from the nearest neighbour at no.5 Warden Close, the proposal is not likely to result in significant impacts to neighbouring properties in terms of loss of light and outlook.
- With all additional windows being at ground floor level and front or rear facing, the proposals would not result in significant overlooking or loss of neighbouring privacy.
- The development is therefore considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD.

Other matters:

- In consultation with the Council's Ecologist, protected species' are unlikely to be adversely affected by the proposal. The informatives recommended in their response will be placed on the decision.
- In consultation with the Council's tree consultant 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:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		