

DELEGATED OFFICER REPORT

Application Ref: H/25/99861

Site Address: 2 LINDEN GARDENS, HEDGE END, SOUTHAMPTON, SO30 0HY

Case Officer: Charlie Vallis

Description: Installation of wooden gates to rear parking space

Particular Site Constraints?	Yes ☐	No ☒
▪ Within the urban edge		

Planning History?	Yes ☒	No ☐
▪ WIR1465200000 – Addition of kitchen and lounge – Permit – Jun 1968 ▪ WIR1491500000 – Erection of kitchen & lounge extension in place of that permitted under WIR.14652 – Permit – Oct 1968 ▪ Z/15426/000/00 – Extension at side of bungalow – Permit – Feb 1975		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
Hampshire Highways:	There would be no objection to the proposals in this specific case, given the site-specific location being off a relatively low trafficked and speed section of highway. It would however be requested that gates are conditioned to be internally opening only, with no part of the gate extending out over the highway.		

Site Visit:	Yes ☒	No ☐
Details: 17.11.2025		

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, DM13 & DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisal (HEWEB 30).

Assessment:
The development is considered acceptable and complies with policies DM1, DM11, DM13 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> ▪ The application site lies within the urban edge where the basic 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 documents. <u>Design and layout:</u> ▪ The design of the proposed gates is suited to the locality in terms of its form, scale and appearance.

- A wooden gate in this location would not appear overly prominent within the street scene, with fencing and a gate of a similar height and materials noted in the locality.
- The development would not result in overdevelopment of the site, given that it does not encroach into its private amenity space or impact parking provision.
- The design and layout of the proposed gates is considered to accord with policy DM1 of the Local Plan (2016-2036) in that it takes account of its locality through appropriate scale and design, adding security to its existing parking arrangement.

Parking and highway safety:

- Although departing from the Local Highway Authority (LHA) general guidance, which requires gates to be positioned a minimum of 6m away from the highway edge (ensuring that a vehicle can be held off highway whilst gates are opened); due to the relatively low trafficked and low speed nature of this section of highway the proposed access gate is not likely to pose an elevated risk to road users.
- The design of the gates allows them to open internally whilst retaining space for 1 no. car parking space, in accordance with LHA guidance that gates must not open over the highway in the interest of highway safety. A condition will be added to ensure that gates are internally opening only.
- The proposals would not increase parking requirements under the Parking Standards SPD (2025), nor reduce existing on-site car parking provision.
- As such, in consultation with the LHA, the proposals are deemed acceptable from a highways perspective and in accordance with policies DM13 and DM14 of the Local Plan (2016-2036).

Residential amenity:

- Given its modest scale and positioning, 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.

Other matters:

- There will be no adverse impact on 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 ...