

DELEGATED OFFICER REPORT

Application Ref: H/25/100421

Site Address: 4 ROSEHIP CLOSE, FAIR OAK, EASTLEIGH, SO50 8RA

Case Officer: Charlie Vallis

Description: Conversion of integral double garage into extra living accommodation for elderly parents to include a shower room, bedroom, living area & small kitchen area (no built-in appliances)

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

Planning History?	Yes ☒	No ☐
• Z/17719/012/00 - OUTLINE: ERECTION OF 150 NO. HOUSES OPEN SPACE RECREATIONAL LAND, ACCESS AND PRIVATE PONY Paddock - Grant Outline Permission - Dec 1997 • Z/17719/014/00 - RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 17719/12 FOR ERECTION OF 18NO 2BED - 23NO 3BED - 91NO 4BED - 16NO 5BED DWELLINGS AND 2NO 3BED BUNGALOWS INCLUDING 30 UNITS OF SOCIAL HOUSING WITH ASSOCIATED OPEN SPACE - PARKING - ROADS - FOOTPATHS AND LANDSCAPING - Approve Reserved Matters - Oct 1998 • Z/37059/000/00 - ERECTION OF CONSERVATORY AT REAR - Permit - Sept 2000 • F/08/62570 - Partial change of use of 2 existing bedrooms for use as bed and breakfast - Permit - May 2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 15.12.2025		

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; Parking Standards; Character Area Appraisals.

Assessment:
<u>Policy and 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.
<u>Proposal and background:</u> • The application proposes the conversion of an existing attached double garage to additional primary living accommodation for relatives of the applicant.

- In many cases these works could be carried out under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A. However, Condition 10 of the reserved matters approval Z/17719/014/00 for this development states: “the garages shall not be converted to living accommodation without the prior written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.” As such, planning permission is required. Given the reasoning of this condition, a key consideration for this application is the provision of on-site car parking.

Design, layout and parking provision:

- The design of the proposed garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The living accommodation maintains a close connection to the main dwellinghouse in terms of its occupancy, whilst an internal door and its limited facilities strengthen its connection and dependence on the main dwellinghouse.
- In assessing parking provision, it is not clear whether the use of 2no. upstairs bedrooms as a bed and breakfast (approved under F/08/62570) continues to be operational. Nonetheless, the application site would continue to provide sufficient on-site car parking in line with the Parking Standards SPD.
- 5no. car parking spaces are provided to the property’s frontage, meeting the requirement for 3no. on-site car parking for a 4+ bedroom property and a car parking space per bedroom for use as a B&B.
- The development would not be an overdevelopment of the site, with sufficient rear amenity space retained and parking standards met.
- The development is therefore considered to accord policy DM1 and DM14 in that the property maintains sufficient parking provision to its frontage, alterations are suited to the locality and the development would remain ancillary to the main dwellinghouse.

Residential amenity:

- 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 proposed additional windows to the front would face the public realm and not result in overlooking issues, whilst the ground floor window facing no.5 Rosehip Close would be adequately screened by existing boundary treatment.

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 ☐
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Comments ...
