

DELEGATED OFFICER REPORT

Application Ref: H/25/100321

Site Address: WILD GROUNDS, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Case Officer: Charlie Vallis

Description: Construction of Car Port and Garden Kitchen

Particular Site Constraints?	Yes ☒	No ☐
• Within the countryside • Public Right of Way runs to the south of the site		

Planning History?	Yes ☒	No ☐
• Z/27261/000/00 – Erection of a granny flat, porchway and study extension – Refuse – Jan 1984 • Z/27261/001/00 – Extensions to provide Granny Annex, Study & Porchway – Permit – Jun 1986 • F/20/87263 – Construction of 2no. five-bedroom dwellings and repositioning of access following demolition of the existing "Wild Grounds" dwelling and associated agricultural barns and repositioning of existing access – Dismissed – Dec 2020 • F/21/89658 – Construction of 1no. five-bedroom dwelling and car port following demolition of the existing dwelling and associated agricultural barns (Amended Description) – Withdrawn – May 2021 • H/22/92703 – Ground and first floor extensions to side and rear with balcony, raising of roof ridge to single storey side elements, change of roof material, alterations to fenestration and front porch – Permit – Aug 2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>No objection:</u> Having reviewed the photographs, the development area is hardstanding/bare ground. There are no suitable habitat features for reptiles, amphibians or hedgehogs which would be affected by this proposal. A precautionary working method must be used to prevent harm to wildlife that could be using this site. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		
Hampshire Highways (Public Right of Way):	<u>No objection:</u> Due to the existing hedges providing effective screening and acting as a barrier, the proposed development would not be visible from the Public Right of Way. Furthermore, the garden kitchen is positioned at a sufficient distance from the hedges, significantly reducing any potential fire risk. Therefore, it is considered that the proposal would not have an adverse impact on the PRow.		

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, S2 and S5; and Development Management policies DM1, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:Policy and Principle:

The property lies within the countryside where development must accord with specific policy to be acceptable. Among other matters, policy DM26 (Local Plan 2016-2036) states that the extension of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided that: the extension is not disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and provided no additional dwellings are created.

Site and proposal:

The application site is located on the eastern side of Brook Lane, with a Public Right of Way running to its south. The site contains a detached dwelling with an existing barn to the rear, set on a large verdant plot.

The site sits on the more sparse side of Brook Lane, which has a countryside backdrop, whilst a row of detached dwellings, varied in their design, sit along the western side of Brook Lane. The property sits in relative isolation with strong screening from boundary hedges to the north and south. Its frontage is largely open, with some screening from mature trees.

The application proposes the construction of a largely open sided outbuilding between the existing dwelling and barn, which would house a carport and a garden kitchen with a small area set aside for storage.

Design and layout:

The design of the proposal is suited to the host dwelling in terms of its form, scale and appearance. The structure is likely to be visible in glimpses when approaching from north to south, but would not be an overly prominent addition given its position between the main house and barn structure. The proposal would be largely screened for users of the adjacent PRoW by the boundary hedge and the house itself.

The proposed external materials appear in keeping with the existing dwelling and the structure is likely to sit comfortably between the zinc materials on the rear projection of the main house and barn, with the most visible section of the new structure likely to be its clay-tiled roof.

The building appears to be replacing a previous garden building, shown on the approved plans under H/22/92703. As such the proposal would not represent a significant increase in existing built form. The development would not be an overdevelopment of the site, would retain ample amenity space and meet parking standards, allowing for formalised car parking within the car port.

The proposal is therefore considered to accord with policies DM26 and DM1 (Local Plan 2016-2036) in that it would represent a proportionate addition to the host dwelling and takes account of the locality through appropriate design, layout and scale.

Residential amenity:

Although an open sided structure, use as a garden kitchen is not likely to result in significantly increased noise disturbance, given its likely occasional use and the property's relative isolation. Owing to the positioning of the structure, the development would also

accord with the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.

Other matters:

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 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.

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 ...
