

DELEGATED OFFICER REPORT

Application Ref: H/25/100638

Site Address: 57 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3BY

Case Officer: Gina Aftanas

Description: Proposed lightweight grass roofed carport

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Blanket Tree Preservation Order Character Area Appraisal HEWEB 3		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
F/16/78068	Two-storey side extension and single storey rear extension with paved terrace.	Permit – 12/04/2016
H/18/84087	Two-storey side extension, loft conversion with rooflights, roof alterations, alterations to fenestration, single storey rear extension following demolition of existing garage/utility and terraced rear garden.	Refuse – 15/11/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment Received		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 09/01/2026 – photographs on file.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal HEWEB 3. <u>Character Area Guidance</u> • Maintain the predominant orientation of ridgelines in the existing development relative to the slope. • Maintain the predominant hedge/tree plot boundaries. • Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels of on-plot planting.

Proposal:

This application seeks approval for a lightweight grass roofed carport. The proposal measures approximately 2.4m at its highest point, 9.3m in total length and 5.8m in depth. The proposal is to be constructed with 8no. timber posts and a grass roof.

Assessment:Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey detached dwelling located mid-way along Chalk Hill in West End. The property is set back from the road by way of large concrete driveway predominantly enclosed by a mix of fence and hedgerow boundary treatment. The surrounding area is a densely tree lined residential area featuring different style house-types.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The proposal is appropriately designed in relation to the host dwelling and its surroundings, incorporating timber posts and a grass roof that complement the area's leafy character and ensure the development remains visually unobtrusive within its setting. While the proposal introduces development to the front of the property, careful consideration has been given to maintaining a lightweight design and incorporating complementary materials. As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and HEWEB 3.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The development accords with the guidance set out in the Quality Places SPD, as it would not result in any unacceptable impact on the amenity of neighbouring properties in terms of privacy, daylight, or outlook. The neighbouring property at number 55 Chalk Hill is unlikely to experience any adverse impacts from the proposal, given its modest scale and the presence of existing boundary treatments. The development would extend a modest 0.6m above the current fence line, be an open design and of a similar material to the fencing it is abutting, further limiting any potential effects.

Similarly, the property at number 59 Chalk Hill is not expected to be negatively affected due to the modest size of the proposal, adequate separation distances, and established boundary treatments.

Other Material Considerations

- Due to Tree Preservation Orders within the vicinity of this site, the Council's Tree Officer was consulted as part of this application. After a review of the site, no objections were raised to the proposed works.
- 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: This application is recommended for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
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