

DELEGATED OFFICER REPORT

Application Ref: H/25/100599

Site Address: 76 CLEVERLEY RISE, BURSLEDON, SOUTHAMPTON, SO31 8LN

Case Officer: Katie Lasham

Description: Retention Conversion of Garage to Storage & Games Room

Particular Site Constraints?	Yes ☒	No ☐
Within urban edge Within Great Crested Newt Area (amber) Blanket Tree Preservation Order across site		

Planning History?	Yes ☒	No ☐
R/15/75967: Reserved Matters for appearance, landscape, layout and scale pursuant to outline permission O/13/73701 for the construction of 90 dwellings with associated parking infrastructure, landscaping and open space. Approved September 2015. O/13/73701: Outline: Construction of up to 90 dwelling units, new vehicular access from Bridge Road, drainage works, landscaping & public open space (access only to be considered). Approved July 2014.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology	The ecology officer raised no concern with the minor internal alterations as this is a new build house in a new development and has reviewed the photo of the house on Google maps (image capture August 2024) where there is no potential for bats. Biodiversity enhancements will be required in accordance with Local Plan Policy DM11 and NPPF (December 2024) paragraphs 187d and 192b.		

Site Visit:	Yes ☒	No ☐
Details: 18/12/2025		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is a two-storey detached dwellinghouse located in Bursledon on a new estate comprising 90 dwellings that were built as per the outline and reserved matters permissions (O/13/73701 and R/15/75967 respectively). The dwelling benefits from two

tandem parking spaces and a garage set behind these and due to the constraints of the site, there are limited spaces for on-road parking available.

Condition 30 of the outline permission restricts the conversion of a garage to living accommodation. The wording is as follows:

“(30) The garages provided shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the properties and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety”.

This condition is also added to the decision notice of the Reserved Matters application (condition 4).

This planning application seeks retrospective consent for the conversion of a garage to storage space and a games room to regularise the unauthorised works. Only internal development works have been undertaken, with the external appearance of the garage remaining as originally built. This proposal results in the loss of one off-road parking space, reducing from a total of 3 no. spaces to 2 no. spaces.

Assessment

The development is considered acceptable and complies with policies S2, DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable in accordance with Policy S2 of the Local Plan.
- The design of the outbuilding from the street scene remains as existing as the front elevations garage door is retained and there are no external alterations proposed with this retrospective application. The subdivision of the garage into a storage and games room only make internal alterations and therefore does not alter in its external appearance as a result of this application. The proposal is therefore in accordance with the aims of Policy DM1 of the Local Plan as the character and appearance of the area is preserved.
- The amenity of neighbouring occupiers is preserved with the conversion from a garage to a games room and storage room only proposing internal alterations, which will continue to be used as part of a single family unit, ensuring there will be no harmful noise impacts and no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook in accordance with guidance set out in the ‘Quality Places’ SPD and Policy DM1 of the Local Plan.
- There will be no adverse impact upon trees or other natural features worthy of retention as despite the site being covered by a blanket TPO, the internal alterations have no harmful impacts on the surrounding protected trees, in accordance with the aims of Policy DM11 of the Local Plan.
- The surrounding estate offers limited opportunities for on-street parking and therefore each case of a dwelling reducing its off-road parking provision must be considered on its own merit when assessing the harm associated with the loss of a garage parking space. As a 4-bedroom dwelling, the Parking Standards SPD states that a minimum of 3 off-road parking spaces should be provided, which this dwelling will fall short of by one space, now only offering two off-road parking spaces. However, as the dwelling is to remain as a single-family unit and this application only seeks a reduction to the off-road parking of one dwelling, this is not so harmful as to significantly impact the highway safety or parking in this area. Furthermore, the surrounding estate roads do not restrict on-street parking, and it is considered any

overspill to on-road parking can occur without harming highway safety. The proposal would therefore be in accordance with the aims of Policy DM14 of the Local Plan.

- The ecology officer raises no objection to the proposal as this is a new build dwelling and from viewing photo imagery, there is no evidence shown of bat roosts at the site. An informative note has been added to require a biodiversity net gain on site. 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ...