

# DELEGATED OFFICER REPORT

**Application Ref:** H/25/99989

**Site Address:** 36 STIRLING CRESCENT, HEDGE END, SOUTHAMPTON, SO30 2SB

**Case Officer:** Charlie Vallis

**Description:** Construction of single storey rear and side extension; and construction of detached garage

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| <b>Particular Site Constraints?</b>                            | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the urban edge<br>Tree Preservation Order (TPO - 114-E) |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| F/06/56982 – Two storey side extension, and erection of detached double garage at front – Refused – Jul 2006<br>F/06/57615 – Two storey side extension, and erection of detached double garage at front (resubmission) – Refused – Sep 2006<br>F/06/58753 – Two storey side extension – Permit – Jan 2007 |                                                |                                    |

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| <b>Publicity:</b>       | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| <b>Representations:</b> | None were received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |                                           |
| <b>Parish Council:</b>  | <u>08/10/2025 &amp; 22/01/2026:</u> <b>Object</b> as the proposal does not provide sufficient evidence to demonstrate that the development can proceed without causing unacceptable harm to these trees or adversely affecting the wider landscape setting. The trees make a significant contribution to local amenity, providing visual screening, ecological value, and enhancing the character of the area and the proposed proximity of the development would likely lead to future pressure for additional pruning or crown reduction due to shading, leaf fall, or perceived safety concerns. Considering the trees public ownership, protected status, and importance to local character, the proposal is considered inappropriate in its current form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                             |                                           |
| <b>Tree Officer:</b>    | <p><u>27/01/2026:</u> <b>Holding objection removed.</b> Thank you for sending through the structural details regarding the feasibility of the foundations. We are satisfied with the proposal. We would request compliance with the information contained within the arboricultural report and structural engineering information. We would also request, under condition, final supervision detail during foundation installation, which is pretty standard for a complex situation within the RPA.</p> <p><u>06/10/2025:</u> The site itself is effectively tree-free. However, there is a linear arboricultural feature situated to the east of the site, separating the site from Maunsell Way. The trees within this feature provide high levels of amenity and are subject to a Tree Preservation Order (TPO).</p> <p>We have reviewed the arboricultural report (Ref: AIA/AMS-KC/37STIRLING/001) and the tree protection plan (Ref: TPP-KC/36STIRLING/001) supplied with the application.</p> <ul style="list-style-type: none"> <li>• Whilst we acknowledge that the area to the side of the house is currently hardstanding, it has not been demonstrated by the applicant that the proposed side extension can be constructed without significant harm to the existing trees.</li> <li>• We agree with the arboricultural report that, in some cases, low impact foundations can be used (e.g. screw piles), but the applicant has not demonstrated that they can be achieved in this situation.</li> </ul> |                                             |                                           |

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|                 | <ul style="list-style-type: none"> <li>We are particularly concerned with final levels and marrying the existing internal floor levels given that any extension would potentially sit higher. Can this be achieved on this site?</li> </ul> <p>Until the applicant can demonstrate that the use of piles is feasible, especially with the levels, we are forced to raise a <b>holding objection</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Southern Water: | <p>Extract provided showing the approximate position of existing sewer and water main assets cross/close to the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit:<br/> <a href="https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf">https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf</a></p> <p>The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:<br/> <a href="https://www.southernwater.co.uk/media/st5orjym/stand-off-distances.pdf">https://www.southernwater.co.uk/media/st5orjym/stand-off-distances.pdf</a></p> <p>In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission: The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.</p> |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 28/10/2025 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>National Planning Policy Framework<br/>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> 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.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Parking Standards; Character Area Appraisals (HEWEB 65).<br/> Annexes for Dependent Relatives (Supplementary Advice);</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><u>Policy and principle:</u></p> <p>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 within the adopted local plan and supplementary planning guidance.</p> <p>Policy DM1 outlines that all new development should: not have an unacceptable impact on residential amenity and the character and appearance of urban areas; whilst taking full and proper account of the context of the site including the character, appearance and land</p> |

uses of the locality, and being compatible with adjoining uses and well-integrated in terms of mass, scale, materials, layout, density, design and siting.

The Council guidance on Annexes, although published under the previous Local Plan policy position, is also relevant in this assessment, in seeking to prevent the formation of an additional dwelling where this is not acceptable.

#### Site and proposal:

The application property sits at the end of a row of five dwellings towards the east of Stirling Crescent. The surrounding area consists of similarly styled residential properties with garage blocks fairly common in the locality. To the east a significant linear arboricultural feature separates the application site from Maunsell Way, providing significant amenity value and subject to a TPO.

The application proposes a single storey side and rear extension, hosting an enlarged kitchen/dining area and an annexe to be occupied by a dependent relative of the applicants. Also proposed is the construction of a detached garage to its front driveway.

#### Design, layout and use as an annexe:

The design of the proposed side and rear extension is suited to the host dwelling in terms of its form, scale and appearance, representing a subservient addition to the dwellinghouse. The proposed materials to the side extension although not entirely in-keeping with the existing building, would not appear overly prominent from the street scene, largely screened by trees to the east and out of public view from Stirling Crescent.

The proposed garage would be more noticeable from the street scene, visible as an end point of the driveway leading to no.36. However, the garage would not be overbearing or unduly prominent as it would be set well back from the highway. Whilst it has not been counted as part of its parking quantum under the Parking Standards SPD, sufficient space would be retained to the front of the site for at least 3no. car parking spaces.

With the proposals in place, the property would retain side access to the rear garden and an area of private amenity space of approximately 50% its total internal floor area. Although deviating from the Quality Places SPD requirement of an area at least 60% its internal floor area, the property would retain a useable area of private amenity space and has public open space within a reasonable walking distance. The proposal is therefore not considered to represent overdevelopment of the site in this instance.

In terms of the use of the proposed side extension, a strong link has been demonstrated between the main house and proposed annexe through its occupation by a dependent relative. Its relationship is further strengthened by an internal link between the two, as well as through the sharing of parking and rear amenity space. Whilst a separate front door has been proposed, this would be subsidiary to the entrance to the main house and would not significantly increase separation. Given the above, the annexe is considered to represent an ancillary addition to the main dwellinghouse.

It is, however, recommended that conditions are placed to ensure the annexe remains ancillary to the host dwelling and does not create a separate residential unit, with the arrangement of its private amenity space and parking only suitable as a single residential unit. With these conditions in place the proposal is considered to accord with policy DM1 in that the development would not form a new dwelling and takes account of its locality through appropriate materials, layout and scale.

#### Impact on trees:

Initially the Council's Tree Consultant raised a holding objection, as there was a lack of confidence from the submission that the TPO trees adjacent to the application would not be impacted.

Details of the proposed foundation design has since been submitted, and amended plans with altered external materials (from brick to timber) for the garage and side extension. Following these changes the holding objection was removed, with the Council's Tree Consultant satisfied with the proposals subject to a condition requiring compliance with the submitted details and further supervision details.

#### Impact on 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 extensions are at single storey level and would not present significant privacy concerns. In terms of its impact on no.34 Stirling Crescent, given the link-detached arrangement and therefore separation from neighbouring habitable windows, the single storey rear extension is not likely to result in significant loss of light or outlook.

In terms of the impact of the proposed garage on no.38 Stirling Crescent, adequate distancing coupled with its single storey nature is such that the proposals would not result in unacceptable impacts on outlook and light.

#### Other matters:

Given its proposed ancillary use, 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 ...