

Application Number: 25/10570 Full Planning Permission
Site: 10 DEERHURST CLOSE, TOTTON SO40 8WQ
Development: Detached double garage within the front garden of the property
Applicant: Mr Lowry
Agent:
Target Date: 11/08/2025
Case Officer: Hannah Chalmers
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Officer interest

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Planning History
- 2) Principle of development
- 3) Design, site layout, impact on local character and appearance of area.
- 4) Residential amenity

2 SITE DESCRIPTION

The application site is located within the Totton defined built-up area. It is occupied by a two-storey detached dwelling situated at the end of a cul-de-sac accessed from the hammerhead turning area. It backs onto properties in Dorland Gardens.

Trees and hedges provide a verdant background to the suburban character of the area. There is a large Oak tree on the south-east boundary with 1 Rowan Close covered by an individual Tree Preservation Order.

3 PROPOSED DEVELOPMENT

Permission is sought to erect a hipped roof detached double garage.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10670 Double garage	22/09/2020	Granted Subject to Conditions	Decided
97/NFDC/61298 Ground and first floor additions	02/06/1997	Granted	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR3: The strategy for locating new development

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Supplementary Planning Guidance And Documents

SPD - Parking Standards

National Planning Policy Framework

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Totton & Eling Town Council: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

The current proposal mirrors the previous (20/10670) which was granted permission. No objection is raised.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Arboricultural Officer: No objection subject to condition

9 REPRESENTATIONS RECEIVED

1 comment from a local resident requesting the Oak tree is pruned.

10 PLANNING ASSESSMENT

Planning History

Planning permission (20/10670) for a detached garage of the same scale and siting as this proposal was granted in 2020. The permission has expired without being commenced. The current proposals are substantially the same as those considered acceptable in 2020.

Principle of Development

The site is located within the built-up area of Totton as shown on the policies map. In accordance with policy STR3, the principle of the development is acceptable subject to relevant material considerations relating to residential amenity and the character and appearance of the area.

Design, site layout and impact on local character and appearance of area

Policy ENV3 requires new development to achieve high quality design that

contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

The property is set back from the road, with its driveway initially passing in front of the drive and front garden of No 9 Deerhurst Close as it runs along the south of the application site before turning north to run along the western boundary up to the existing integral garage. The garden has an incline which increases considerably in gradient down towards the southern boundary. The land in the south-east corner will be built up to level out this change in ground levels, in order to form a flat surface for the proposed garage. Precise survey details have not been provided to show the different levels. However, it is considered that the increase required to form a flat area in the location of the proposed garage would still have an acceptable impact on the street scene.

The bricks and tiles proposed for the construction, as specified in the notes on the plans, will match those used on the existing dwelling, which would be in keeping with the dwelling and would complement the surroundings in the built-up area.

The detached garage is set back from the street and would not be readily visible in the street scene and would preserve the residential character and appearance of the area. The proposal therefore accords with the requirements of Policy ENV3.

Landscape impact and trees

Policy ENV4 seeks to retain and or enhance landscape features to successfully integrate new development into the local landscape.

There is a protected tree on the southern boundary of the site and to ensure the continuing health and well being of this oak tree it is necessary to impose a condition to ensure its protection during the construction process. The Arboricultural officer has not raised any objection to the proposal, subject to agreement of tree protection measures prior to the commencement of construction. Such an appropriately worded condition is included in the recommendation.

A neighbour has commented on this application, requesting the Oak tree be pruned. No tree work is required to facilitate this proposal. As such, it would not be appropriate for the Local Planning Authority to make such works a requirement of this permission. Any pruning of the tree would have to be approved by a separate tree work application.

It is not proposed to remove any trees or landscape features of significance. As such, it is considered that the development is in accordance with Policy ENV4.

Highway safety, access and parking

There are no changes proposed to the access to the application site, and the garage and existing on site parking accords with the adopted Parking Standards.

The dimensions of the proposed garage meet the requirements for parking spaces within a garage as set out in the adopted Parking Standards SPD guidelines.

Due to the position of the garage on the application site, turning a vehicle on site will be restricted and could involve multiple manoeuvres. However, should such manoeuvres occur on site, they would have no impact on highway or pedestrian safety. Should the occupier choose to reverse on or off the application site and undertake manoeuvres across Deerhurst Close using the turning head, it is considered there is sufficient space for such manoeuvres to be safe. It is also

noted that such turning manoeuvres are likely to be common place due to the arrangement of properties surrounding the turning head.

As such, it is considered that highway and pedestrian safety will be preserved and the requirements of the Parking Standards SPD complied with.

Residential amenity

Policy ENV3 states that new development will be required to avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution of other adverse impact on residential amenity.

The proposed garage is set off all boundaries by at least 1 metre where it abuts the southern rear garden boundary with 8 Dorland Gardens and adjacent to the northern garden boundary with 1 Rowan Close. The height to the eaves will be 2.4 metres and the maximum height of the hipped roof apex will be to 4.8 metres. Details have not been provided to show the different ground levels. From the levels viewed on site, the height of the garage would be perceived higher from the neighbouring properties. However, given the overall scale of the building, the size of the neighbouring plots and separation distances between the dwellings and the proposed garage, it is not considered that this will give rise to an overbearing impact on adjacent neighbours.

The proposal is to the north/north west of 1 Rowan Close, so will cast limited shading over this property. The proposal is to the south of 8 Dorland Gardens; with the proposal's single-storey scale and with no substantial level changes between this property and the proposal, it would not have a significant shading impact. Given the proposal is a garage and not habitable accommodation, no windows are proposed, so there are no issues of overlooking.

By reason of the spatial characteristics of the site and adjacent properties, and the the proposed garage's size and design, the proposal would cause no material detriment to the privacy, light and outlook available to the adjacent neighbours. As such, the proposal accords with Policy ENV3.

Ecology

A 2022 DEFRA consultation recommends that householder applications are exempt from the mandatory biodiversity net gain requirement. In these circumstances, it is not considered proportionate or appropriate to require the delivery of Biodiversity Net Gain in association with this proposal. However, enhancements to biodiversity through additional planting, bird/bat boxes and/or bee bricks are encouraged.

11 CONCLUSION / PLANNING BALANCE

Overall, the proposed development would have an acceptable relationship with neighbouring properties and the street scene. The proposal would accord with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and the National Planning Policy Framework. As such, the application is recommended for permission.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

- Block Plan - Plan no. FRA 203 received by the Local Planning Authority on 16 June 2025
- Location Plan - Planning Portal Ref PP-14099330v1 received by the Local Planning Authority on 16 June 2025
- Proposed elevations - Plan no. FRA 202 received by the Local Planning Authority on 16 June 2025
- Proposed floor plan - Plan no. FRA 201 received by the Local Planning Authority on 16 June 2025

Reason: To ensure satisfactory provision of the development.

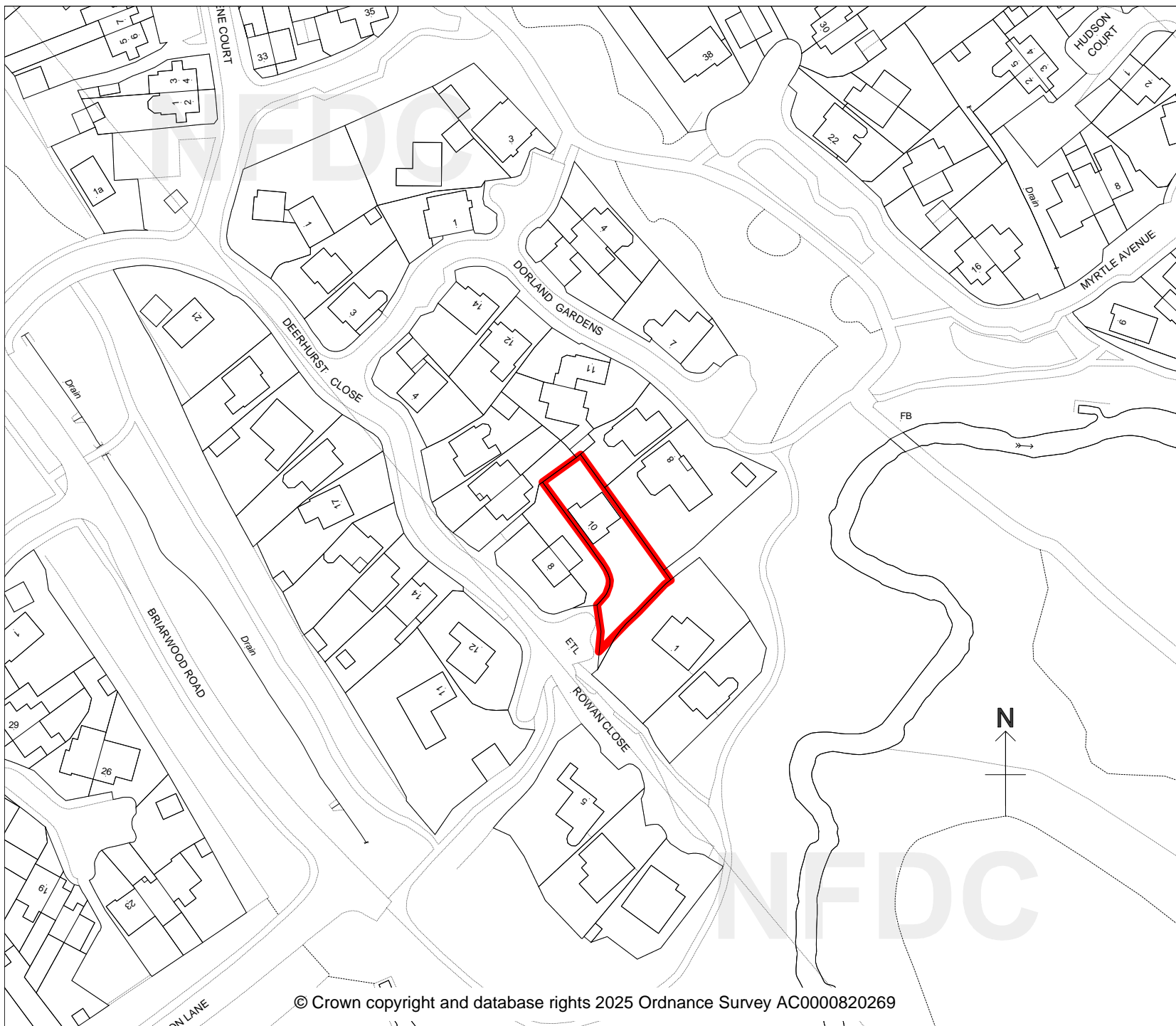
3. Before development commences (including site clearance, demolition and any other preparatory works), a scheme for the protection of the TPO tree shown on Block Plan Drawing No. FRA 203 shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the protective fencing or other measures required for the avoidance of damage to the tree in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". Such fencing or other tree protection measures shall be erected prior to any other site operation and at least 24 hours notice shall be given to the Local Planning Authority that it has been erected. The tree protection measures installed shall be maintained and retained for the full duration of the works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage or other equipment whatsoever shall take place within the fencing without the prior written agreement of the Local Planning Authority.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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PLANNING COMMITTEE

August 2025

10 Deerhurst Close
Totton

25/10570

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.