

Application Number: 25/11011 Full Planning Permission
Site: 10 DEERHURST CLOSE, TOTTON SO40 8WQ
Development: Annexe within the front garden of the property
Applicant: Mr Lowry
Agent:
Target Date: 08/01/2026
Case Officer: Hannah Chalmers
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Applicant is a neighbour to a Planning Officer

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

2 SITE DESCRIPTION

The application site is located within the Totton defined built-up area at the end of a residential cul-de-sac of Deerhurst Close, fronting on to properties in Rowan Close and backs onto properties in Dorland Gardens.

The site comprises of a two-storey detached dwelling. The property is constructed from brick with a dual-pitched tiled roof with two front-facing gable elements. The windows are white uPVC casement. The dwelling is set back from the highway and is accessed by a private block paved drive that passes along the front of 9 Deerhurst Close.

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

3 PROPOSED DEVELOPMENT

Permission is sought to erect a hipped roof single storey detached residential annexe. Constructed in brick and a tiled roof with roof lights on the western roof slope and white UPVC windows. The existing driveway will be resurfaced to accommodate parking for occupiers of the site which will be constructed from permeable surface materials.

4 PLANNING HISTORY

25/10570 - Detached Double Garage with front garden of the property
10 Deerhurst Close

13/08/2025 Granted subject to conditions

Planning permission (25/10570) for a detached garage of the same scale and siting as this proposal was granted in August 2025. The permission has not yet been implemented.

20/10670 - Double Garage

10 Deerhurst Close

22/09/202 Granted subject to conditions

97/NFDC/55421 - Ground and first floor additions

10 Deerhurst Close

02/06/1997 Granted

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR4: The settlement hierarchy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

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

Should permission be granted a condition should be imposed to ensure the use of the building remains ancillary and does not become a separate unit of accommodation.

RECOMMENDATION PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Trees:

There is a protected Oak tree adjacent to the access drive. The proposed annexe is outside the rooting area of the tree. To prevent inadvertent damage occurring to the tree a condition regarding the submission of tree protection measures should be agreed prior to the commencement of construction on site.

9 REPRESENTATIONS RECEIVED

Seven representations have been received, three against, four in support.

Opposed comments

- Concerned about privacy
- Proposal will increase parking pressure in Deerhurst Close

Support comments

- Ancillary annexes make efficient use of existing residential plots and supports flexible living arrangements including multi-generation living.
- The footprint of the proposal is the same as the previously consented garage and appears to be in keeping with the surrounding area.

10 PLANNING ASSESSMENT

Principle of Development

The site is located within the built-up area of Totton as shown on the policies map. Local Plan Policy STR3 criterion i identifies Totton as a main town and a sustainable location for development. In accordance with policy STR3, the principle of development is acceptable subject to the relevant material considerations relating to residential amenity and the character of the area.

The principle of the development of the building has already been established in the planning consent, 25/10570 granted in August 2025 for a detached garage of the same size and scale as the proposed annexe. A condition can be applied to prevent sub-division of the annexe into a separate planning unit and to ensure it remains in ancillary use to the main dwelling and retains its intended use.

Given the residential character of the surrounding area the principle of a detached ancillary residential building in the front garden is acceptable subject to the below considerations.

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 front garden and driveway 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 annexe. 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 annexe would still have an acceptable impact on the street scene.

The bricks and tiles proposed for construction, as specified in the application form, will match those of the existing dwelling, which would be in keeping with adjacent development and complement the surrounding area. Materials can be secured through a suitable condition.

The detached annexe 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 wellbeing 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.

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

Local Plan Policy CCC2 requires new development to provide sufficient car and cycle parking in accordance with the adopted Parking Standards Supplementary Planning Document.

The approved proposal, 25/10507, was for the provision of a double garage. The use of the building as a residential annexe will reduce the availability of parking on site and potentially increase the occupancy. However, if given permission there would be sufficient surface parking space for three vehicles.

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 not 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.

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

Residential amenity

Local Plan Policy ENV3 criterion ii. requires that new development avoids unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity.

The proposed annexe 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 building would be perceived higher from the neighbouring properties. However, given the overall scale of the annexe, the size of the neighbouring plots and the separation distances between the dwellings and proposal, it is not considered that this will give rise to an overbearing impact on adjacent neighbours.

The building proposed is to the north/northwest of 1 Rowan Close, so will cast limited shading over this property. Although the annexe is to the south of 8 Dorland Gardens; with the proposal's single-storey scale it would not have a significant shading impact.

The annexe will require windows for natural light and ventilation. The proposed windows on the west elevation will offer views down the driveway and the public realm. The window on the northern elevation will offer views towards the host dwelling. The main living areas will also receive natural light from two roof lights installed on the western roof slope.

The windows on the east elevation face towards the boundary with Dorland Gardens. These windows will face a close board fence. The level changes on the site may result in the smaller windows towards the southern end of the annexe have some visibility over the fence as the land and fence line drops down at this point. However, as these windows are serving a storage area and an ensuite bathroom these can be conditioned for obscure glazing to maintain the privacy of adjoining neighbours. The larger window on the eastern elevation serves a bedroom, the top of the window is to 1.8 metres above ground level which is the same height as the close board fence so will not result in loss of privacy between the neighbouring properties.

By reason of the spatial characteristics of the site and adjacent properties, and the annexe'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

Householder applications are exempt from the mandatory biodiversity net gain requirements. However, enhancements to biodiversity through additional planting, bird/bat boxes and/or bee bricks are encouraged.

Developer Contributions

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	27.48		27.48	27.48	£80/sqm	£3,306.06 *

Subtotal:	£3,306.06
Relief:	£0.00
Total Payable:	£3,306.06

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

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 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:

- Location Plan Ref: PP-14468102v1 received by the Local Planning Authority on 10 November 2025
- Block Plan Drawing No. PL-003 received by the Local Planning Authority on 10 November 2025
- Elevations Plan Drawing No. PL-002 received by the Local Planning Authority on 10 November 2025
- Floor Plan Drawing No. PL-001 received by the Local Planning Authority on 10 November 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 Location Plan Drawing No.PL-003 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.

4. The annexe hereby permitted shall remain ancillary to the dwelling known as 10 Deerhurst Close and shall at no time be occupied, sold, let or otherwise used as an independent or separate residential unit, without the prior written consent of the Local Planning Authority.

Reason: To protect the character of the area and preserve the residential amenity of neighbouring properties, in accordance with Local Planning Policy ENV3.

5. The storage and en suite windows the eastern elevation of the approved annexe shall be :
- (i) obscurely glazed, and
 - (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. The external facing materials for the approved annexe shall match those used on the existing host dwelling building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 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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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

January 2026

10 Deerhurst Close
Totton

25/11011



Scale 1:500

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