MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. C/14/73844

DESCRIPTION/ ADDRESS	Construction of 1.3m-1.5m high wall & 2.025m high brick pillar on front boundary, following demolition of existing wall (amended design) Secret Garden Nature Reserve High Street Bursledon Southampton SO31 8DJ

SITE VISIT DATE	18.03.2014			
ARE PLANS ACCURATE?	X	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	X	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposal seeks permission to construct a replacement curved wall with gate pillar. The other gate pillar will be applied for through a separate application as it forms part of the boundary to the adjacent dwelling. This application seeks to amend the design of the pier cap.			
TOPOGRAPHY	Site is level with ground sloping down away to the south east.			
TREES	X	No		Yes, …..
BOUNDARY TREATMENT		Hedging forms boundary with brick wall and pillars either side of access gate.		
SITE CHARACTERISTICS	Site comprises a large area of land used as a nature reserve. On the northern most boundary, there is an existing viewing point, with views over the river. Immediately adjacent to the viewing point is an entrance gate leading into the site.			
CHARACTER OF LOCALITY	Village centre within countryside, conservation area and special policy area.			

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/13/73029	Construction of 1.3m high wall & 1.7m high brick pillar on front boundary, following demolition of existing wall	Permitted 2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
One letter of objection received which states that the choice of pier capping is not relevant to the area of any of the original local buildings. It goes on to say that a more relevant choice would be the use of a capping stone and ball as seen on various other properties on the High Street.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	(applicants)
Regeneration & Planning Policy	This proposal will restore the gateway to something like it's former glory including a little extra width to avoid more damage and pyramidal caps to the gate piers that will be easier to construct than the original proposal. It will also set the standard for the replacement piers and brickwork for the Grange next door which hopefully will complete their entrance in the near future thus sorting this gap in the frontage of the High Street.
Engineers	No objection, this would improve ease of turning to and from the site. L03 (previous consultation response)

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Within Special Policy Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 59.BE, 169.LB, 179.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM10, DM26
Supplementary Planning Document: Old Bursledon Conservation Area Appraisal and Management Proposals

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the impact on the surrounding conservation/special policy area.

COMMENT ON CONSULTATION RESPONSES

X	See below		Other……

COMMENT ON REPRESENTATIONS RECEIVED

X	See below		None received

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

MATERIAL CONSIDERATIONS

The site falls within an area designated as countryside, the Old Bursledon Conservation Area and a the Old Bursledon Special Policy Area. The most relevant policies of the Local Plan in this instance are 9.CO, 59.BE, 169.LB & 179.LB.

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting.

Policy 169.LB relates to development in designated conservation areas. It states that proposals will only permitted provided they comply with specified criteria, including the proposal enhancing or preserving the character of the conservation area; any new building or extension not detracting from the character of the area, maintaining the street building line; the mass, materials, form being in scale and harmony with the existing and adjoining buildings.

Policy 179.LB relates to the Old Bursledon Special Policy Area. It states that in order to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open areas, further development will be refused within the special policy area with the exception of replacement dwellings, appropriate extensions or changes of use, provided that these respect and enhance the character of the Special Policy Area.

The Council's adopted SPD: Old Bursledon Conservation Area Appraisal & Management Proposals identifies the importance in maintaining the brick boundary walls which are a key feature within the SPA.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Also of relevance is the national planning policy set out in the National Planning Policy Framework which highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56). It goes on to state that planning decisions should aim to ensure that development respond to local character and reflect the identity of local surroundings (para 58) and that permission should be refused for, "development of poor design that fails to take the opportunities available for improving the character and quality of an area". (para 64)

History

This application follows a previous approval for a replacement wall with associated pillar. The design of the pillar has been altered, with it now being approx.. 30cm higher to its peak than that previously approved. The remainder of the proposal in unchanged.

Principle

In accordance with the above policies, the principle of re-building the front boundary wall is acceptable, subject to any proposal complying with the provision of each relevant policy as well as the supplementary guidance and national planning policy.

Impact on the surroundings (SPA, CA, countryside)

The existing wall and pillar are in a very poor state of repair and are not attractive in their current form. The proposal is to re-build the western side to return it to an attractive feature within Old Bursledon, moving the new pillar out slightly to widen the access point. The comments received from D Fisher are noted. The Council's Conservation Architect, however, has assessed the proposal in the context of its surroundings and finds that the design solution for the pier is appropriate for its location within the Conservation Area and Special Policy Area, in terms of design, scale and materials. The piers now proposed are also very similar to those previously approved.

The proposed materials – Bursledon Conservation Brick – are considered to be a good, locally sourced choice. This will ensure the new wall blends in with its surroundings.

This situation is somewhat unusual in that the wall & associated pillar on the other side of the gate form part of the boundary to the adjacent dwelling, The Grange. In the event of that side being replaced, officers will ensure all details match those approved under this current application.

Due to the nature of the proposal, the design, scale and materials, it is not considered to adversely affect the character and appearance of the area. The improved wall/pillar will enhance the character of the Special Policy Area.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The recommendation is to permit/refuse