HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/16/79181

DESCRIPTION	Construction of detached timber outbuilding following removal of existing summer house
ADDRESS	The Dolphin High Street Bursledon Southampton SO31 8DJ

SITE VISIT DATE	30/11/16
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal is to retain an existing single storey outbuilding at the side of the property. The building is finished in oak weatherboarding with a parapet wall and glazed roof lantern. The building measures 7m(w) by 4m(d) by 3m(h) and sits on a raised terraced area with a new paved pathway linking the building to the main house.
TOPOGRAPHY	The land slopes moderately downwards from North to South
TREES	There are a number of medium and large mature trees within the site, some of which are along the eastern boundary adjacent to the outbuilding. The larger trees are protected as the site is within a conservation area.
BOUNDARY TREATMENT	2m high wall along frontage with the High Street. High hedging along Eastern boundary and around much of the rear garden.
SITE CHARACTERISTICS	The outbuilding is sited within the large garden of property and sits adjacent to The High Street. The two storey house is located on the corner of two quiet lanes and is grade II listed built in the 17th Century.
CHARACTER OF LOCALITY	The site is located within Old Bursledon Special Policy and Conservation Area. The area is noted for its semi-rural character of scattered housing served by narrow country lanes with well established hedgerows banks, walls and trees and views through to the River Hamble.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/16/79180	Listed Building Application: Construction of detached timber outbuilding following removal of existing summer house	Under Consideration
C/15/77637	Retention of outbuilding with retaining walls & extension of paved area to side	Refused March 2016
L/15/77638	Listed Building Consent: Retention of outbuilding with retaining walls & extension of paved area to side	Refuse March 2016

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No Letters of representation have been received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation & Listed Building Officer	No Objection
Bursledon Parish Council	No Objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Old Burseldon Conservation Area Within Old Bursledon Special Policy Area Listed Building Grade II

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies

1.CO (Protection of countryside),
9.CO (residential extensions in the countryside),
59.BE (Promoting good design),
100.T (Minimise Travelling),
169.LB (Conservation areas),
174.LB (Listed Buildings)
179.LB (Old Bursledon)

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Old Bursledon Conservation Appraisal and Management Proposals.

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; 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 and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
No Objection has been raised				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

In the exercise with respect to any buildings or other land in a conservation area of any powers under any of the provisions of the Planning Acts … "special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area".

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

1.CO - limits development in the countryside subject to other policies of the local plan, extensions are allowed to existing residential properties providing they accord with the criteria set out by Policy 9.CO.
59.BE - 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. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

169.LB - permits extensions to buildings in Conservation Areas provided the proposal preserves or enhances and does not detract from the character and appearance of the Conservation Area; the mass, form and materials are appropriate to the existing and adjoining buildings; architectural details of value are retained and that the proposal does not generate excessive traffic, parking or noise or cause harm to the local environment. The characteristics of Zone 7 are described in further detail within Old Bursledon Conservation Area Appraisal.

174.LB The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

179.LB - seeks to protect the special loose knit character of Old Bursledon and ensure the retention of existing open areas. It states that further development within the special policy area will be refused with the exception of replacement dwellings, appropriate extensions and changes of use that respect and enhance the character of the Special Policy Area. The policy's preamble states that as a guide the council is unlikely to support extensions to existing dwellings that exceed a 15% in their original external floor space. The Special

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy area is described in further detail in BHH 23 Bursledon, Hamble-le Rice & Hound Character Area Appraisal.

ASSESSMENT

The outbuilding has been constructed of oak boarding, which has now weathered to a grey colour. Whilst the outbuilding in itself is a good quality structure, the building is positioned on a raised patio area towards the front of the site close to the boundary with the High Street. Its raised position means that the top section of outbuilding (i.e. its plastic guttering, oak parapet and glass roof) is clearly visible from the High Street, over traditional high wall that runs all the way along the properties long frontage.

The outbuilding is sited within the grounds of a Grade II listed building that is at the very core of the Old Bursledon Conservation Area (Zone 7 – High Street). The buildings and structures present along the High Street are of traditional construction, mostly brick with some examples of pastel colored render and timber framed houses. As such the oak boarded outbuilding appears incongruous within the street scene and strongly detracts from the traditional character and appearance of the important conservation area. The conservation area appraisal states *"it is the mix of historic buildings and boundary walls that draw the eye … and contribute to the aesthetically pleasing, stimulating character of a historic affluent rural village centre (para 4.135)".*

The previous proposals C/15/77637 and L/15/77638 were found to be contrary to Policies 169.LB, 174.LB & 59.BE in that its raised position, height, massing, form and materials are detrimental to the setting of the grade II listed building, adjoining buildings and the established character and appearance of the Old Bursledon Conservation Area. The proposal is also contrary to guidance within the National Planning Policy Framework, which places great emphasis on conserving and enhancing the heritage assets (chapter 12).

To overcome these concerns the roof form has been amended, rather than a parapet wall a pitched a pitched edge roof form is proposed. This is considered to soften the impact of the proposal overcoming the previous concerns raised.

A condition can be imposed that stipulates a time limit for the pitch edged roof to be in place within a strict time frame.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received.

The outbuilding is positioned where it would not have an impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The domestic outbuilding also does not create excessive traffic, parking or noise.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Other Matters

The site retains a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot. The proposal does not appear to result in an increase in more than 15% of the original external floor space of the dwelling (as set out within the preamble to Policy179.LB).

The proposal is not considered to have caused harm to protected trees or have resulted 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

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The proposal complies with the requirement of saved policies 1.CO, 169.LB, 174.LB, 179.LB and 59.BE. The application is therefore recommended for approval.