

DELEGATED OFFICER REPORT

Application Ref: H/22/93123

Site Address: BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Construction of a garden store to provide additional storage.

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Old Bursledon Special Policy Area • Within Old Bursledon Conservation Area • Adjacent to a Listed Building (Lattice Cottage)		

Planning History?	Yes ☒	No ☐
• C/39089/001/00 - FIRST FLOOR SIDE, SINGLE STOREY REAR AND SINGLE STOREY FRONT EXTENSIONS; INSERTION OF TWO REAR GABLED BALCONIES AND GARAGE DOOR; DEMOLITION OF EXISTING SHED AND STEPS, ALTERATIONS TO ACCESS WITH NEW BOUNDARY WALL, PILLARS AND GATES; AND CONSTRUCTION OF SUMMER HOUSE ON RAISED PLINTH IN REAR GARDEN - Refuse Planning Permission For - 19/08/2003 • C/39089/002/00 - CONSTRUCTION OF SINGLE STOREY FRONT EXTENSION, FIRST FLOOR SIDE EXTENSION, AND 2 NO. GALLERIED WINDOWS TO REAR - Permit - 05/01/2004 • C/39089/003/00 - ERECTION OF REPLACEMENT BOUNDARY WALL AND GATED ACCESS - Refuse Planning Permission For - 09/02/2004 • C/04/51963 - Erection of replacement boundary wall with vehicular and pedestrian gates (2 alternative schemes) - Refuse Planning Permission For - 21/12/2004		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No Comments received upon the amended plans		
Parish Council:	<u>Objection – 30/07/2022</u> Councillors have asked that this planning application be looked at by the Local area Committee due to its large scale and lack of detail in the application. Concerns were raised regarding its design impact on the conservation area. Restrictions ensuring no other use than a garden store were also suggested. However, there were no Councillors referring this scheme to committee after reviewing the amended plans.		
Ecology:	Biodiversity enhancement and a surface water drainage plan are required.		
Tree Consultant:	No Arboricultural Objection, subject to the condition.		
Built Heritage Consultant:	No Objection		

Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
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Site Visit:	Yes ☒	No ☐
Details: 21 st July 2022		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S5; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
Barn Court lies in the zone 7 Character Area of The Old Bursledon Conservation Area. This zone forms part of the historic core of Old Bursledon, close to the Greyladies estate and is the most densely developed part of the conservation area. Barn Court is not listed but is highlighted in this document as being 'locally significant, making a positive contribution to the character of the zone'. Barn Court is part of an array of dwellings which consist of Grange Cottage, The Grange and The Long Cottage, and this courtyard of buildings is dominated by Barn Court as the building with the most presence in the group, high enough to have been a barn, with all the other buildings slightly lower and humbler, forming the flanking arms of the hexagonal court, including on the north-east corner the listed building of Lattice Cottage. Barn Court has a quite commanding presence over the court. It is parallel with and facing the High Street, with a row of seven high chimney stacks and the floor level generally set about a metre above ground level with a pair of grand semi-circular steps leading up either side to an elevated entrance patio. The application seeks approval to construct a garden store to provide additional storage for garden essentials necessary for the residents of the dwelling. Following analysing the comments online, it was suggested to reduce the width of the building and provide amended plans to reflect this. Amended plans were received on 18/07/2022. <u>Principle</u> Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character,

appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation.
- However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and the neighbouring dwellings.
- Policy BU7 relates to the Old Bursledon Special Policy Area, designated to protect an area of low-density housing, woodland, open fields, and salt marshes adjacent to the River Hamble, served by narrow country lanes with well-established hedgerows, banks, walls and trees. The Old Bursledon Special Policy Area includes the Conservation Area. The policy states that residential extensions and replacement dwellings in the Old Bursledon Special Policy Area will only be permitted provided they:
 - (a) do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
 - (b) have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;
 - (c) do not create a dwelling disproportionately larger than the one that is being extended or replaced;
 - (d) are subservient to and in proportion to the existing building in form, scale and design;
 - (e) do not contribute to the cumulative urbanisation of the area; and
 - (f) are not otherwise detrimental to the character of the area as viewed from the River Hamble.

Character and Design

- The proposed garden store would be constructed of timber frame with oak cladding, a slate finish roof and hardwood windows. The building would also be supported with piled foundations. It is considered that the proposal is low profile, and the design of the garden store would utilise quality materials entirely in keeping with the barn ethos.
- The size of the proposed garden store has been reduced from 49m² to 37m². Due to its modest dimensions and be in the far corner of the rear garden, it would not cause overdevelopment, nor disproportionate in scale or size to neighbouring dwellings. It is considered that site does have sufficient space to accommodate an outbuilding of this nature.
- Although the proposed garden store would be located in front of The Long Cottage's outbuilding, it can be well screened by the mature trees that border the site to reduce its presence.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable

impact upon residential amenities of both new and existing residents.

- A sufficient degree of privacy would be achieved for the occupiers of The Long Cottage owing to the separation distance. Further, there are no proposed eastern side facing window, which would help to avoid overlooking to adjacent neighbours.
- Due to the single storey nature of the proposed garden store, it would not hinder any southerly view from The Long Cottage.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- This application has been flagged up as being within 50 m of a record of great crested newts. Therefore, the Council's Ecologist has been consulted as part of this application. After reviewing the aerial photos of the site, the Ecologist has advised that there is more suitable habitat closer to the pond so it is not likely that they will be found on this property. However, the grass in this area should be kept mowed short and should be checked for the presence of any newts or other small animals before the start of works.
- A surface water drainage plan will be required. It is agreed by the agent to use a 1600L rainwater harvesting system to prevent on-site and off-site surface water flooding. If there is any overflow, it should be directed away from the building towards an area that can absorb the water safely.

Trees and landscaping

- The Council's Tree Consultant has been consulted as part of this application.
- The location of the proposed garden store appears to be nestled within some trees. These trees will most probably be significant enough to be protected under Conservation Area legislation.
- The proposed garden store is due to be constructed using piles, which would help mitigate any root damage, but the Council's Tree Consultant need a bit of further information pre-commencement demonstrating that the construction process will not significantly harm the trees. A condition will be imposed to retain and protect the existing trees which form an important part of the amenity of the locality.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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 by 2025; (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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

- Subject to Conditions
- In conclusion, the proposed garden store would not impact on the wider Old Bursledon Conservation Area and would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments