

DELEGATED OFFICER REPORT

Application Ref: H/22/92554

Site Address: THE BOAT STORE, LANDS END ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8DN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of entrance gates and new brick pier to front boundary

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Old Bursledon Special Policy Area • Within Old Bursledon Conservation Area • River Corridors		

Planning History?	Yes ☒	No ☐
• C/15397/001/00 - THREE STOREY SIDE AND FIRST FLOOR EXTENSIONS, BALCONY EXTENSIONS, CONVERSION OF EXISTING GARAGE TO LIVING ACCOMMODATION, CONSTRUCTION OF BALUSTRADES AND NEW WALLS, CONSTRUCTION OF NEW VEHICULAR ACCESS AND DRIVEWAY (FOLLOWING REMOVAL OF EXISTING ACCESS AND DEMOLITION OF BOUNDARY WALL/FENCE) AND ELEVATIONAL ALTERATIONS - Refuse Planning Permission For - 20/09/2001 • C/15397/003/00 - ADDITION OF PITCHED ROOF TO PROVIDE BEDROOM WITH BALCONY, CONSTRUCTION OF RAISED PATIO TO REAR, NEW 2m HIGH FRONT BRICK WALL AND FORMATION OF NEW VEHICULAR ACCESS - Permit - 21/06/2002 • C/15397/004/00 - ADDITION OF PITCHED ROOF TO PROVIDE 2 BEDROOMS WITH BALCONIES; CONSTRUCTION OF DECKING AND NEW TIMBER STEPS AT SIDE AND FRONT PORCH; ALTERATIONS TO DOORS, WINDOWS AND FACING MATERIALS AND CONSTRUCTION OF NEW 2.05M HIGH BRICK WALL ALONG FRONT BOUNDARY - Permit - 18/06/2003 • H/21/91164 - Replacement boat shed - Permit - 20/10/2021		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		
Built Heritage:	No Objection		
Highway:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 29 th July 2022		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The Boat Store, formerly Tara, is a detached property on a site which slopes steeply towards from the western shore of the River Hamble. Due to the steeply sloping site, the property appears as single storey from the roadside (Lands End Road) and three storeys at the rear. The application site is also located within the Old Bursledon Conservation Area and Old Bursledon Special Policy Area and looking towards Bursledon Pool, currently enables a public view of the River Hamble and beyond. The surrounding area generally consists of detached dwellings positioned on generous-sized plots. The current application is for the installation of entrance gates and new brick pier to front boundary.

Principle

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, 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 of the Eastleigh Borough Local Plan (2016-2036) 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 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:
 - i) do not increase the volume of the original dwelling (or as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
 - ii) 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;
 - iii) do not create a dwelling disproportionately larger than the one that is being extended or replaced;
 - iv) are subservient to and in proportion to the existing building in form, scale and design;
 - v) do not contribute to the cumulative urbanisation of the area; and
 - vi) are not otherwise detrimental to the character of the area as viewed from the River Hamble.

Character and Design

- 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 proposed oak framed entrance gates for vehicle access would be approximately 1.83m in height and 5.84 in width. A small section of entrance gate is proposed for pedestrian use and it would only be approximately 1m in width. The proposed vehicular entrance gates would be attached to the existing piers and the new brick pier. As such, there would be very little visual impact in terms of anything other than the provision of the gate itself.
- Although The Boat Store is located in the Old Bursledon Conservation Area, the property does not affect the setting of a listed building and the proposals are straightforward with the brick pier matching the existing front boundary treatment of a common local multi brick. In terms of visual impact, the gates would be of an unpretentious design, slightly lower than the brick wall, so would not stand out but give a satisfactory form of enclosure. In view of the above facts, the proposed entrance gate would be in keeping with the various gated entrances in the vicinity. The Council's Built Heritage Consultant also raised no objection to the proposal.
- It is evident that the opposite neighbour has vehicle entrance gates and there is therefore planning precedent for its use.

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.
- The provision of new entrance gates and new brick pier would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy, light and outlook and is deemed acceptable and accords with guidance set out in the 'Quality Places' SPD.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 impact upon the current parking provisions, and therefore does not have an adverse impact in this regard.
- Whilst such proposals would normally require a set-back of gates into site by a minimum of 6.0m, to prevent the need to wait on the highway for gates to open and a vehicle to access, in this specific case, such requirements are not deemed

necessary. Lands End Road at this point is lightly trafficked, with minimal vehicles passing the site with it being close to the dead-end point, and those that do would be anticipated to be travelling at relative low speeds. Given this, the risk of a road safety issue is minimal and is replicated to an extent by nearby properties whose gates operate without known incident. It should be noted that Highways has raised no objection to the proposals from a highway's perspective.

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 proposal would not cause harm to the character or appearance of the Old Bursledon Conservation Area, residential amenity, or highway safety as such the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments