

DELEGATED OFFICER REPORT

Application Ref: H/22/93672

Site Address: Vine Cottage, Station Road, Bursledon, Southampton, SO31 8AA

Case Officer: Summer Sharpe

Description: Retention of existing timber deck in rear garden and york stone patio adjacent to the deck area(Retrospective Application).

Particular Site Constraints?	Yes ☒	No ☐
- Old Bursledon Conservation Area - Special Policy Area (Old Bursledon) - HRA Screening: SAC, SPA, Ramsar - Airport Safeguarding Zone - Solent Mitigation Disturbance Zone		

Planning History?	Yes ☒	No ☒
Planning App no.	Proposal	Decision
C/07/60667	Two storey rear extension with first floor balcony and dormer window to rear	Permitted (September 2007)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☒
Representations:	<u>2no. Support Comments:</u> (a) well done decking which enhances the property and has no visual impact on neighbourhood, (b) previous deck was becoming unsightly and dangerous, (c) replacement is sensitive and sympathetic.		
Parish Council:	None received.		
EBC Conservationist:	<u>Context.</u> Vine Cottage is located on the opposite side of Station Road from the listed Greywell, overlooking the railway line and Elephant Boatyard below. To the north is the listed building of Upcott but this is separated by some distance and woodland, so the two buildings are not read together. As this development is on the east side away from Greywell to the west, it will not affect the setting of either of the two adjacent heritage assets. <u>The Proposal.</u> Although retrospective, the development is an almost direct replacement of the previous patio and decking. The variations employed are the use of a more durable decking material and what appears to be a glass balustrade in lieu of traditional wooden balusters on a slightly different line. The use of glass as opposed to wooden balusters at 100mm centres both allows an improved view out and a less obscured view of the host building - both benefits. <u>Conclusion.</u> While permission should be sought first rather than second, the work does not affect the setting of the listed buildings close by and overall the scheme is actually an improvement allowing us a better view of the host building, if indeed it can be seen from the public domain. No objection.		
EBC Ecology:	I have no ecological objection to this retrospective application. There are records of bats, swifts, slow worms and hedgehogs in the area. Slow worm, hedgehog and stag beetle habitat could have been affected during construction, but this is not possible to determine now. A stag beetle habitat/log shelter would provide replacement shelter for stag beetles as well as other invertebrates, which serve as food for slow worms and		

	hedgehogs. Information on stag beetle log piles can be found at https://stagbeetles.ptes.org/how-to-build-a-log-pile. Biodiversity enhancement is required. A bat box or a swift nest box may be appropriate for this location.
Old Bursledon Action Group:	None received.

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S8 (Historic environment), DM1 (General development), DM11 (Nature Conservation), DM12 (Heritage), DM14 (Parking), DM26 (Residential extensions and replacement dwellings in the countryside), and BU7 (Residential extensions and replacement dwellings, Old Bursledon Special Policy Area).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Old Bursledon Conservation Area Appraisal and Management Proposals (Character Zone 7 – High Street); and Trees and Development SPD.

Site Visit	Yes ☒	No ☐
6 October 2022. The Applicant has also provided additional site visit photographs, including the previous timber decking.		

Assessment:

Site & Surroundings

The application site comprises a detached dwellinghouse, situated to the east of a Station Hill. The dwellinghouse itself is set back from Station Hill by a driveway and a combination of fencing, vegetation, brick walls, and 5-bar gates. The building is finished in red facing brick work, and tiled roof. The site benefits from a rear garden area, part of which comprises the raised deck area, subject to this planning application. The decking allows for a flat surface beyond the extensions to the host dwellings, as a result of the topography of the site.

There are other residential properties within the wider surroundings which all fall within the designated countryside, Old Bursledon Conservation Area, and Special Policy Area.

Proposal

The application seeks the retention of decking and balustrading at ground level, as well as the balustrading at first floor level. The decking at ground floor level has a staggered footprint and nature due to the curtilage of the site and later additions/ extensions. The balustrading at first floor level would match that at ground floor, going from timber posts to glazing supported by timber.

Principle

Policy S5 of the Eastleigh Borough Local Plan (2016-2036) sets out that there are specific criteria which development must comply with in order for it to be acceptable within the countryside. Section 1.b. sets out that residential extensions (covered by Policy DM26)

can be acceptable, providing that the proposals do not have an adverse impact upon the intrinsic character of the countryside. Policy DM26 sets out criteria which comprise; the size, ensuring that this would not be disproportionate, or have an adverse impact upon neighbours. Therefore, the general principle is considered to be accepted.

Furthermore, from a history search, site visit and discussion with the applicants it was noted that the decking subject to this application was a replacement. The applicant has provided photographs showing the previous timber decking and timber balustrading. Thus reinforcing the general principle of the acceptability of decking in this specific location.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the surrounding areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting. Policy DM12 stipulates that development of a heritage asset would only be permitted where the proposals do not harm or detract from the significance or special interest of the asset. Policy BU7 specifically relates to residential extensions and replacement dwellings within the Old Bursledon Special Policy Area, this sets out that the proposals should not increase the volume of the original dwelling (from when the conservation area was first designated 1982) by more than 25%. Proposals should also have regard to the impact upon the space between buildings and openness of the area. Replacement dwellings should not be disproportionately larger than the existing and should not contribute toward the urbanisation of the area, or be detrimental to the character of the area as viewed from the River Hamble.

The application site also falls within the “Old Bursledon” Conservation Area. Thus triggering Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which requires the local planning authority, or as the case may be, the Secretary of State, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The proposals seek to retain the replacement decking. Originally the decking was timber, and had timber balustrading, however this became unsafe and was replaced. This application has therefore been submitted to regularise the alteration in material: composite decking in light grey and glass balustrading with timber posts. The size and scale of the decking is considered to be appropriate, given that it is a replacement. The decking is light in colour, similar in shade to the York stoned patio (albeit a different colour). The glass balustrading is considered to be lightweight, owing to its clear glazing which allows transparency.

It should, however, be noted that there is a public vantage point of the site, obtained from the Bursledon train station platform. Given the use of the materials, the proposal is not considered to be intrusive, nor would it have an adverse impact upon the visual amenities of the wider surrounding Conservation Area. The Council’s Conservation Officer noted that the change of materials would actually be a benefit and improvement to the previous decking and balustrading. It was also noted, on site visit, that there was a nearby neighbouring site which has similar glass balustrading, therefore the proposal is not considered to appear out of context when viewed within the vicinity.

To conclude, the proposal is not considered to result in adverse harm to the Conservation Area. Whilst not preserving or enhancing it, the proposals are considered to have a neutral impact.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

From a history search, site visit, and discussions with the applicants, it was noted that there was previous timber decking in situ. This application seeks the retention of the replacement decking. It was also noted that the footprint was slightly smaller in terms of its footprint when compared to the previous timber decking.

Given that there was timber decking prior to the replacement, subject to this application, it is noted that there would be no additional impacts upon the neighbouring amenities. The relationship with the neighbouring property to the south would remain unchanged and unharmed. The proposal is therefore considered to be acceptable in this regard.

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.

The Council's Ecologist has been consulted upon as part of this application. Ultimately, they raised no ecological objections, however requested informatives be included on the decision notice, to provide biodiversity enhancements.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development

plan 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 Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and 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 and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application would be recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐