

Appendix 3

Draft Eastleigh Borough Local Plan 2011-2029. Chapter 7: Parish by parish - policies and proposals. Paragraph 7.4.24. *Policy option BU4A*, pp. 158

<https://meetings.eastleigh.gov.uk/documents/s50000807/Local%20Plan%20document.pdf>

Residential extensions and replacement buildings in the Old Bursledon Conservation Area

7.4.22 The Old Bursledon Conservation Area consists of low density housing, woodland, open fields and salt marshes adjacent to the River Hamble. There is a distinctive character to the area – scattered dwellings, some of historic interest and many of great charm and character, served by narrow country lanes with well established hedgerows, banks, walls and trees.

7.4.23 The area is excluded from the urban area of Bursledon because of its semi-rural character, poor accessibility and concern that the construction of even a single new dwelling would be harmful to the character and appearance of the area. However, it is not possible to prevent all development, and extensions and replacements of existing buildings are permitted where these do not detract from the character of the area.

7.4.24 There have been a number of instances in recent years where extensions and replacements have been built that increase the floor area of the original dwelling very substantially. While the normal policies controlling development in the countryside and in conservation areas would obviously be used to assess any such proposals, there are fears amongst the local community that these are insufficient, and that further such developments will seriously erode the valued character of the area. The Borough Council is therefore considering the introduction of a stricter policy to control the size of extensions. Two possible policy options are put forward for debate, as follows.

Policy option BU4A Residential extensions and replacement dwellings, Old Bursledon Conservation Area

In the case of residential extensions and replacement dwellings in the Old Bursledon Conservation Area, the extension/replacement dwelling must 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.

Policy option BU4B, Residential extensions and replacement dwellings, Old Bursledon Conservation Area

When considering residential extensions or replacement dwellings in the Old Bursledon Conservation Area:

- i. *Particular regard will be had to the impact of the development on the space between buildings and the openness of the area, with the expectation that the character of the undeveloped landscape between buildings will be conserved and enhanced.*
- ii. *In order to retain the characteristic range and mix of dwelling sizes, development that would create a dwelling disproportionately larger than the one that is being extended or replaced will not be permitted.*
- iii. *When assessing any proposal to extend a dwelling, account will be taken of any previous extensions and their cumulative effect on the size and character of the property and the appearance of the area..*