



Bursledon, Hamble-Le-Rice and Hound Local Area Committee

16th March 2023



Planning Guidelines



How Proposals are Determined

- Proposals must be considered on planning grounds
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**
- The Development Plan comprises:
 - Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
 - Hampshire Minerals and Waste Plan, 2013



Other Material Considerations

- Relevant Government Policy including the National Planning Policy Framework (2021) and its presumption in favour of sustainable development
- Planning (Listed Buildings and Conservation Areas) Act 1990.
Para. 72: "...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- Supplementary Planning Documents and Council Strategies



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Matters covered by other laws or legislation, e.g. building regulations, alcohol licence, environmental permits, etc.
- Devalued property, or loss of private view;
- Breach of covenant;
- Moral, racial or religious views, or personal views about the character of applicants
- Civil matters, e.g. boundary disputes



Decision-making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given for the decision.
- Option to defer, to seek amendments or further information – committee must indicate what these are.
- Option to add further controls on use and details required if reasonable in planning terms.





Agenda Item 8: Planning Application - H/22/93164

4 Station Road, Netley Abbey, Southampton, SO31 5DT

Addition of rear dormer window with alterations to the fenestrations with the new porch.



Updates

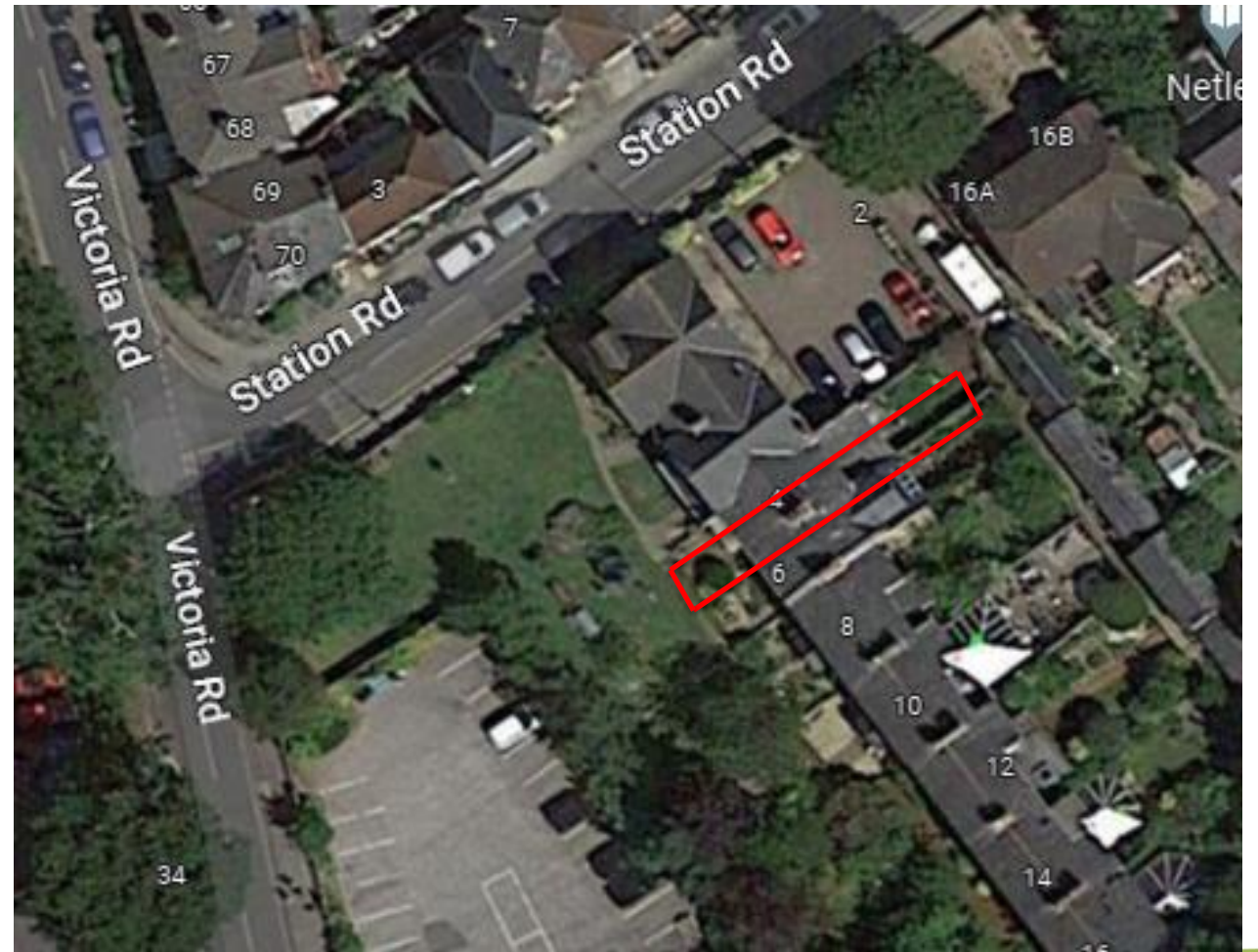
Following the completion of the committee report several points have been raised and require further clarification:

- Planning permission is not required for the conversion of the attic room to a bedroom (without a dormer window) in a property located within a Conservation Area
- Building Regulation Approval is required for the conversion/associated works and an application has been lodged and is being assessed by the Building Control Service
- The planning application can be determined without Building Regulations Approval which is covered by separate legislation to the Planning Act and not a material planning consideration
- The committee report, accompanying existing floor plans and Heritage Significance Statement (page 18) identify the attic room as a 3rd bedroom. For clarification purposes the attic room cannot be classed as a habitable bedroom at present. As such the existing property should be described as a 2 bedroom property and this should be noted in relation to paragraphs 3, 28 and 38 of the committee report.
- The increase in bedrooms from 2 - 3 does not materially affect the number of parking spaces required in accordance with the Council's adopted parking standards
- The increase in bedrooms from 2 – 3 does not affect any other material planning consideration/planning policy in relation to the assessment of the planning application

Updates

- **Received another neighbour objection** – highlighting points already raised.
- **Update to condition 4** - *The first floor **bathroom** window on the north east elevation shall be obscure glazed to Pilkington's level 3 or equivalent with no more than a top opening toplight. Once installed the window shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.*

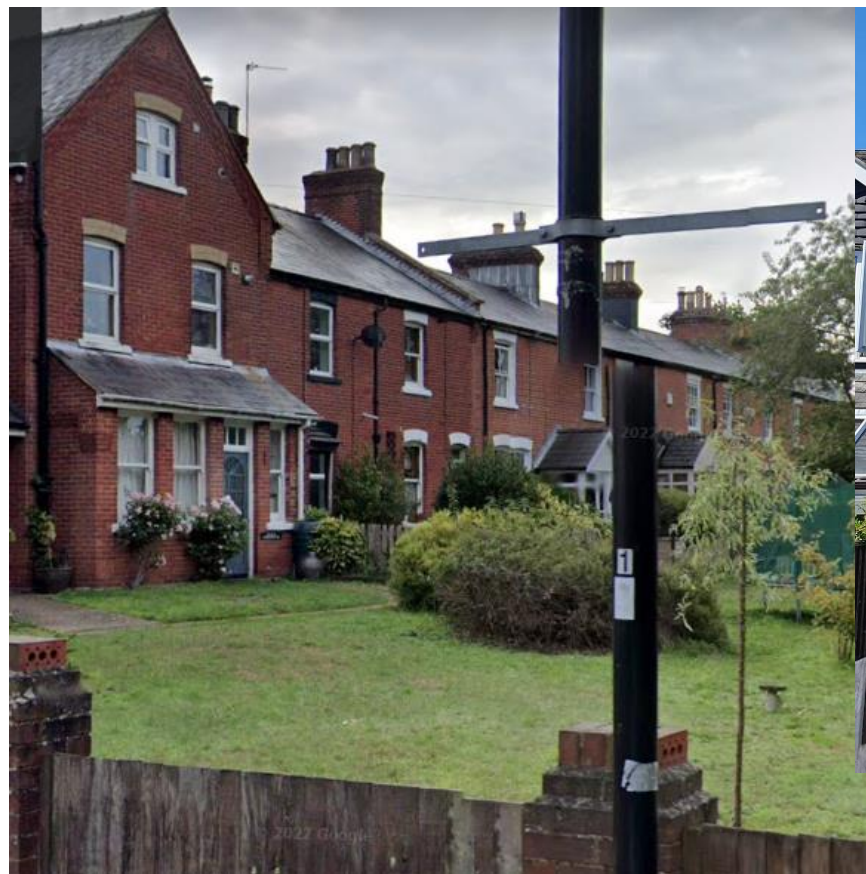
Location plan and Ariel view



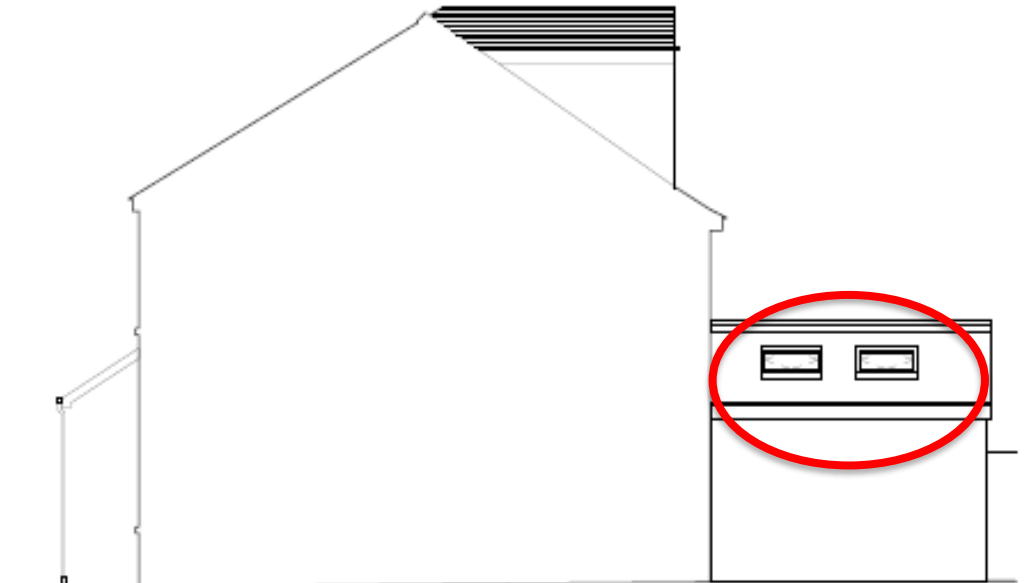
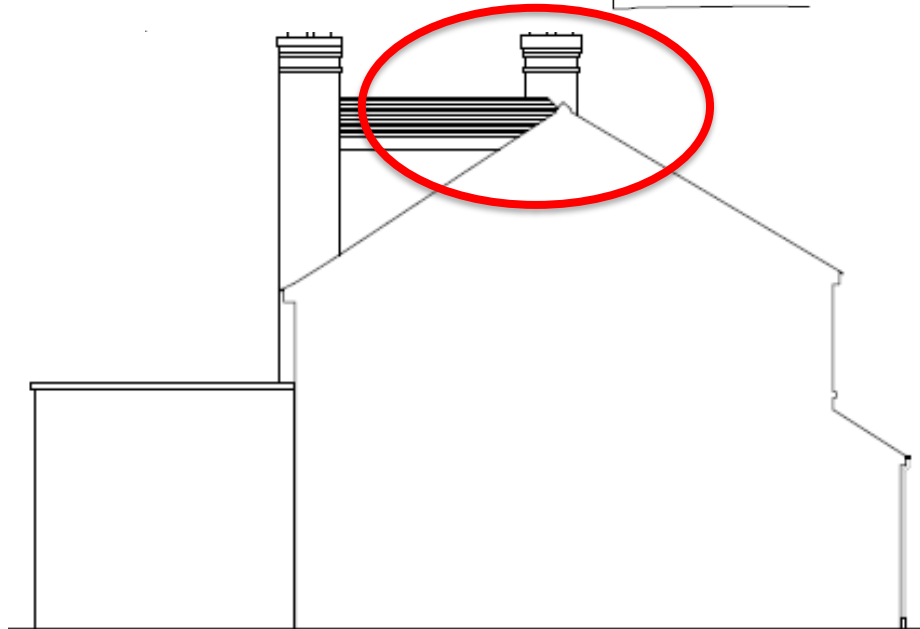
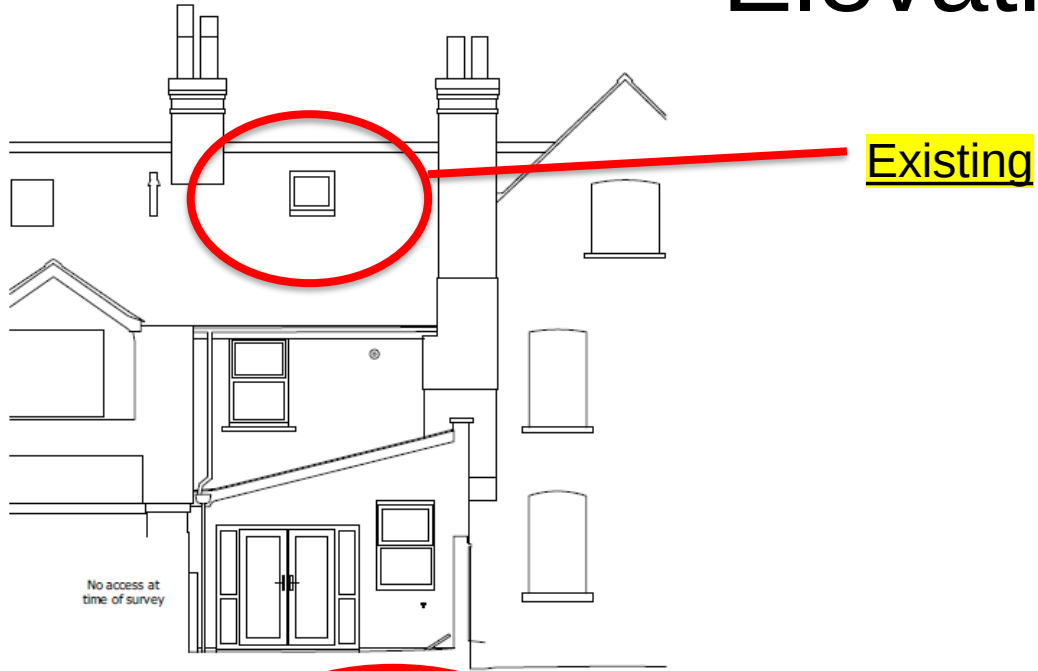
Location Plan – Dormer windows



Photographs



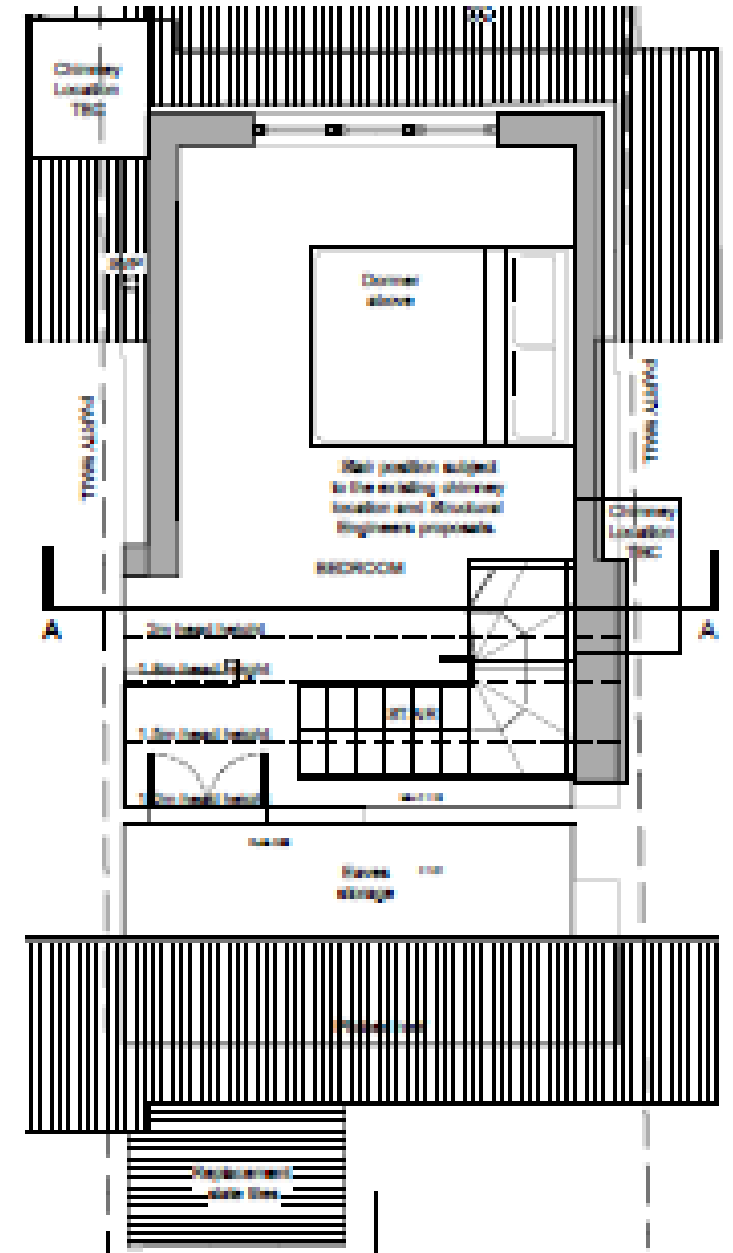
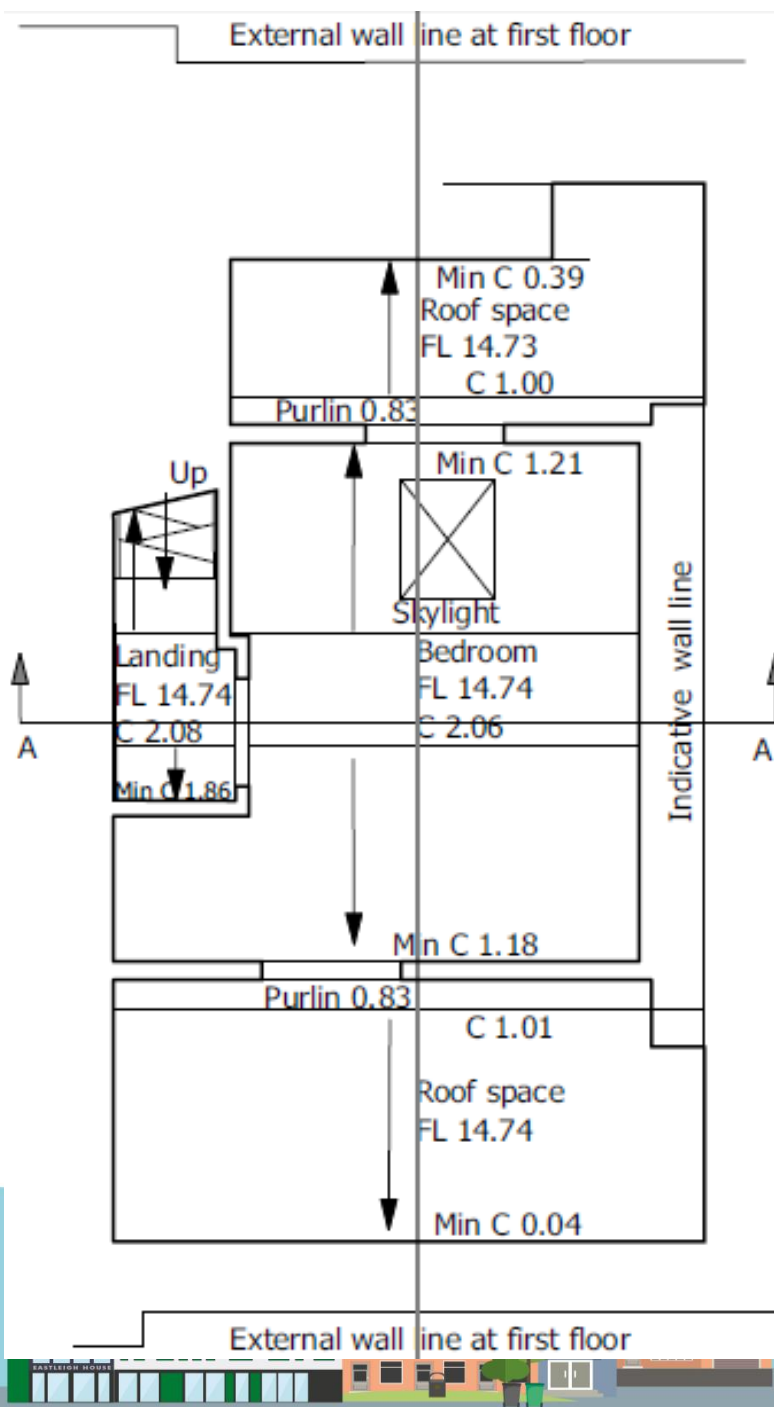
Elevations/ Dormer window



Floor space

Existing
second floor

Proposed
Second floor



Front Elevations

Existing

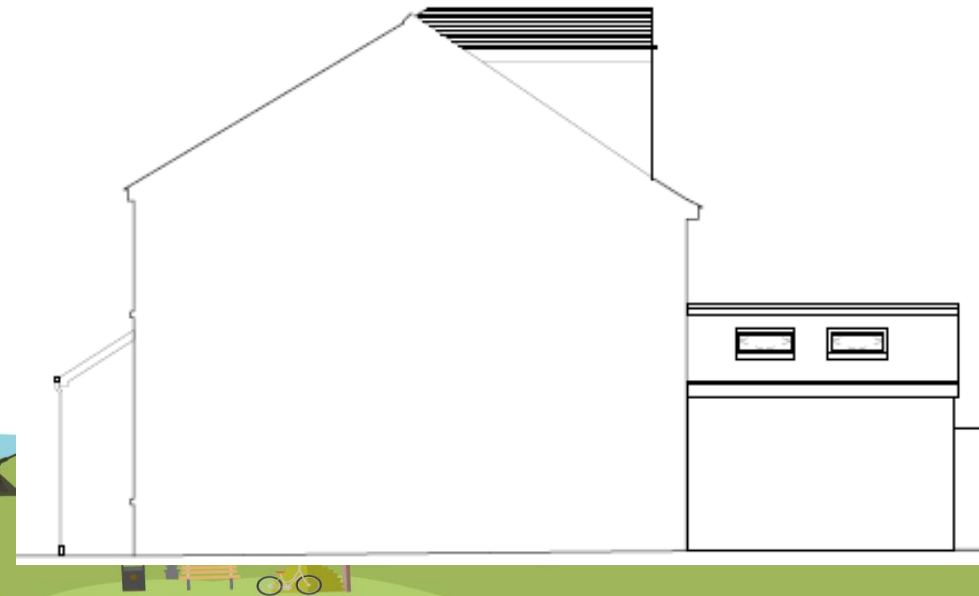
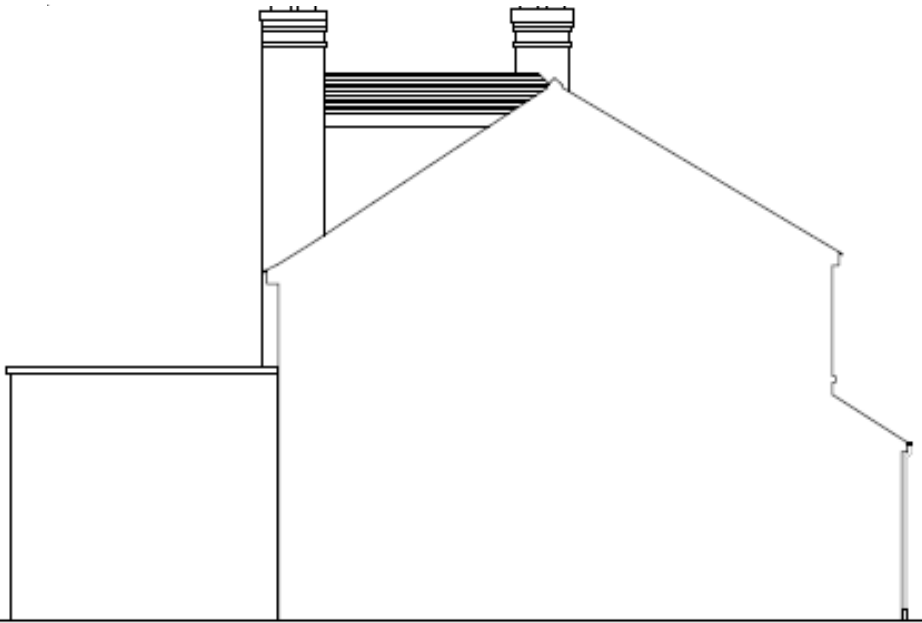
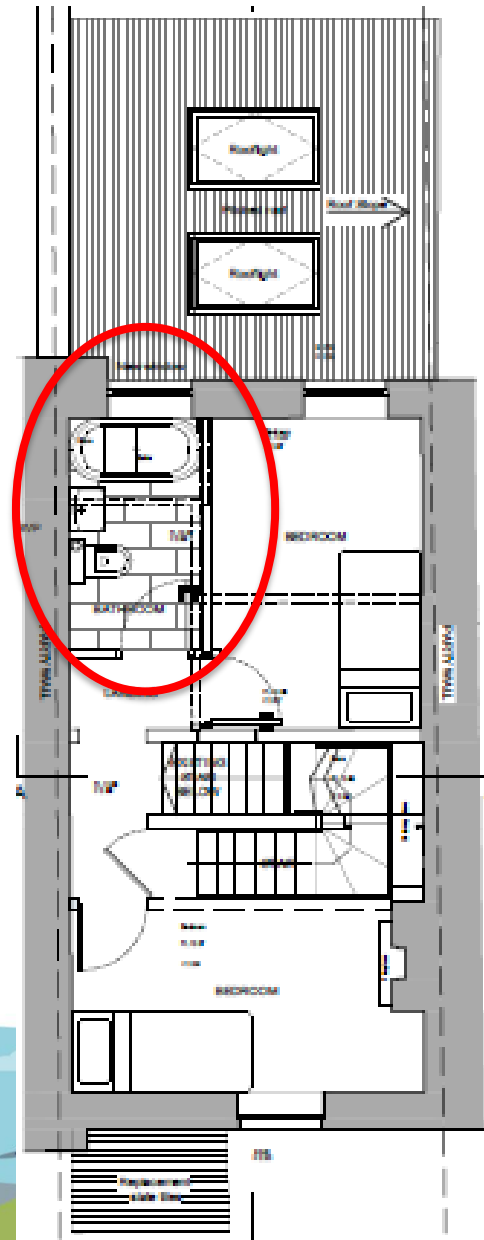
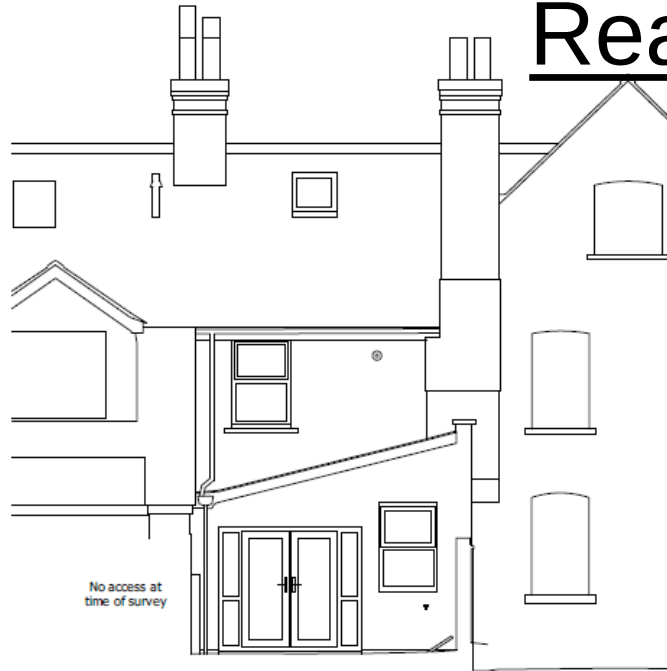


Proposed



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Rear elevations / other changes



Considerations - Key points

- **Accord with Policy** and principle of the proposal is acceptable.
- **Design, form, layout and scale** of the proposed dormer window is **appropriate** and would be constructed of high quality materials (subject to condition 3), thus would also be appropriate with regard to the wider surrounding Conservation Area.
- **No unacceptable impact on the amenity** of neighbouring residents (by way of a loss of light, outlook or overlooking).
- **Car parking requirement** does not change as a result of the proposals as the Council's parking standards do not require an increase in parking provision when increasing from a 2 to 3 bed property.

Recommendation is to: **PERMIT**, subject to the conditions set out in the agenda, with the amendment to condition 4.

