

DELEGATED OFFICER REPORT

Application Ref: H/23/95875

Site Address: GREYDOWNS, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BX

Case Officer: Claire Campbell-Best

Description: Replacement render and partial rendering to front and side elevations

Particular Site Constraints	Yes ☒	No ☐
Old Bursledon Conservation Area Designated Countryside Public Rights of Way 25m Buffer Historic Parks/Garden – Bursledon Cemetery Old Bursledon Special Policy Area		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
C/31165/001/00	Construction of two storey side and rear extensions and new summer house	Permit – 08/04/1994

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Bursledon Parish Council:	No objection		
Built Heritage Consultant:	The new extended render finish will maintain the essential character of the building while both extending its life and improving its thermal performance. All good laudable aspects so, no objection.		
Ecology:	<u>Updated comments on site visit photos received 03/10/2023:</u> I have reviewed the more current site photos and do not see any potential bat roost features in the areas impacted by the replacement render and partial rendering. As long as the hanging tiles are left in place, I don't think a bat roost assessment will be required. The addition of bird boxes, hedgehog homes and runs, water butts and pollinating plants are all good biodiversity enhancements. I have no further ecological concerns. <u>Original comments received 19/09/2023:</u> There are records of bats, slow worms, hedgehogs and nesting swifts near this site. It is in a green impact risk zone for great crested newts. The photo on Google maps dated July 2023 shows hanging tiles on some of the front elevation and that some of the render was being removed at the time of the photo. There are some holes in the brick wall visible behind the scaffolding. The other elevations are not visible in this photo. A preliminary bat roost appraisal is required. Biodiversity enhancements will be required. The most appropriate enhancements can be recommended by the ecological consultant who does the preliminary bat roost appraisal. The following enhancements can be considered: The Bat Conservation Trust recommends installing a bat brick/box at least 4m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the		

	day, facing south, south-east or south-west. (https://www.bats.org.uk/our-work/putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm) Additional information is available at: https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16/20Bats/20updated/202022/20WEB.pdf - Stars of the Night guide to attract bats into your garden https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes https://www.hampshireswifts.co.uk/nesting https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help/birds/nestboxes/nestboxes-for-small-birds/ https://www.swift-conservation.org/OurLeaflets.htm https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/
The Gardens Trust:	No comments received
Hampshire Gardens Trust:	No comments received
HCC Rights of Way:	No comments received
Old Bursledon Action Group:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 26/09/2023		

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 S2; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals, Old Bursledon Conservation Area Appraisal and Management Proposals (Zone

Assessment:
<u>Site and Surroundings</u> The application site comprises a large detached two storey with a ground to first floor bay window, single storey side extension and a detached single garage, set within a good size plot and located towards the north west of the Old Bursledon Conservation Area, on the northern side of School Road. The property is currently finished in off-white render to all

elevations at first floor and red brick to the ground floor elevations, with the exception of brown tile hanging between the bay windows. The Old Bursledon Conservation Area Appraisal and Management proposal notes that there is a mix of style and age of properties in the area, most being two storey, pitched roof with chimney and red/brown clay tiles or natural slates, brick built with tile hanging, weatherboarding and white painted windows.

Proposal

This application seeks approve to replace the existing failing render to the first floor elevations and to also render at ground floor level to the front and side elevations of the main house with a brick plinth. The existing tile hanging between the bay windows, single storey side extension and garage will remain unchanged in a red brick finish. The replacement render would be the same colour (off-white) and texture as the existing.

Principle

The general principle of development in the countryside is not usually acceptable. However, the application site is an existing residential dwellinghouse, whereby extension and alterations to such are considered acceptable in principle.

The application site also falls within Zone 6 of 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 required 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 site is also covered by Policy BU7 which states residential extension and replacement dwellings in the Old Bursledon Special Policy Area will 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 regards 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 River Hamble

Character and Appearance

- The proposed elevational alterations are suited to the host dwelling it terms of its character and appearance. While the principal and side elevations are proposed to be mostly rendered, resulting in a slight change of appearance, the render would match the existing, as such the works are considered to be relatively minor and would not be an overly dominant feature within the locality and would respect the character of the property and the wider surrounding area.
- Due to the property being located with the Old Bursledon Conservation Area, the Built Heritage Consultant was consulted upon. They advised the new render finish will maintain the essential character of the building as well as also preserving and extending the life of the property. As such, the proposal is considered to maintain and preserve the conservation area in which the site is located.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space as the proposals would not introduce any additional built form within the site and meet parking standards.

Residential Amenity

- As the proposals would not result in any built form that could potentially impact upon nearby neighbours, it is considered the development would accord with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Ecology

- The Council's Ecologist was consulted upon due to the nature of the proposals and initially requested a preliminary bat roost assessment. Site visit photos were provided which were reviewed by the Ecologist, who confirmed there were no potential bat roost features were present and no assessments would be required provided the tile hanging would be left in place which has been confirmed by the applicant. Biodiversity enhancements has been recommended by way of informative.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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: This application is recommended for approval, subject to conditions		
Recommendation:	PERMIT ☒	REFUSE ☐