

Application Number: L/23/96251
Case Officer: Claire Campbell-Best
Received Date: Tuesday 5th September 2023
Site Address: HOE MOOR HOUSE, DODWELL LANE, BURSLEDON,
SOUTHAMPTON, SO31 1AB
Applicant: Mr and Mrs Wilson
Proposal: Listed Building Consent: Proposed single storey side
extension to create gym and home office and new vehicular
entrance gates

Recommendation: Grant listed building consent subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans:

Existing Block Plan:	001
Existing Elevations and Floor Plans:	002
Proposed Block Plan:	101
Proposed Elevations and Floor Plans:	102 Rev A
Location Plan:	LOC 01

Reason: For the avoidance of doubt and the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. Notwithstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

4. No development, including demolition, shall start on site until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority,

which shall include precautionary working methods to protect great crested newts, dormice and hedgehogs.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Rhododendron is located within the site and is an invasive plant. It must not be allowed to spread into the wild.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee by the Chair, Councillor Tonia Craig (in agreement with the Planning Manager) due to the site's previous planning history.
2. Applications for Listed Building Consent are considered in respect of the integrity of the Listed Building only and not in relation to other planning matters.

Site Characteristics and Character of the Locality

3. Hoe Moor House is situated north of the Bursledon Conservation Area and is accessed via a private road, east of Dodwell Lane. The property is a Grade II listed building which was constructed in the 1830s. The elevations have buff-coloured bricks with stone dressings. The roof form is a slated hipped and gabled roof. An extensive range of garages with accommodation within the roof space was built just prior to the turn of the century in a sympathetic brick, which was subsequently replaced in the late 1990s in materials to match the main house. The replacement garage is linked to the main house on the northwestern elevation.
4. The property is set within a generous plot and located in designated countryside. There is a large, gravel driveway leading off from the private access road which leads up to the front of the property. To the south and east of the site, lies a substantial, landscaped garden. There are extensive views to the north and northeast over the upper Hamble River valley. There are some large, detached residential dwellings to the northwest/west of the application site. The immediate neighbour to the west, Freehills House is a locally listed building.

Description of Application

5. The proposal is to erect a flat roofed single storey side extension which would be attached the existing garage that is linked to the main house. The proposed extension would wrap around the northwestern end of the garage. The extension would comprise of a home office, gym and w.c./shower room and would measure 7.8m in width, 8.1m in depth and 3.0m in height. This would be finished externally with vertically hung black charred larch cladding and black framed crittall windows and doors.
6. The proposal also involves vehicular double entrance gates which would be located where the existing private road meets the gravel driveway. The gates would be timber framed and would have a height of 2.1m. There would be structural posts on either side of the double gates and they would be electronically operated.
7. The application is accompanied by the following report which can be accessed [here](#):
 - Heritage, Design and Access Statement

Relevant Planning History

8. H/23/95588 – Proposed single storey side extension and new vehicular gates – Concurrent application to listed building application L/23/96251 and under consideration at the BHH LAC on 30/11/2023.
9. L/23/94875 – Listed Building Consent: Replacement of 5no. ground floor single glazed windows with double glazed windows and refurbishment of existing casements – Under consideration at the BHH LAC on 30/11/2023.
10. L/16/79094 – Listed Building Consent: Erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface – Grant Listed Building Consent 22/03/2017 (Not implemented)
11. F/16/79093 - Erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface – Permit 22/03/2017 (Not implemented)
12. L/12/71101 – Listed Building Consent: Existing terrace widened, uplifted, levelled and new pavers laid with steps, air extract fans added to plinths, 2m high boundary wall extended, rebuilding single storey side extension, internal alterations to include; blocking up of 2no. doors,

new insulated internal wall, new internal stud walls, raising of floor level in utility and new lintel and doorway for master bedroom – Granted Listed Building Consent 15/08/2012

13. L/08/63872 – Listed Building Consent: Insertion of new window to northern elevation, alterations to windows in eastern elevation, replacement and velux windows to eastern elevation, alterations to internal staircase and layout of ground floor – Grant Listed Building Consent 18/12/2008
14. L/35419/002/00 – Listed Building Consent: Re-roofing of dwelling with natural slate and clay ridge tiles – Grant Listed Building Consent 25/02/2000
15. L/34519/000/00 – Listed Building Consent: Single storey front extension incorporating new double garages following demolition of existing – Granted Listed Building Consent 21/09/1998
16. Z/34519/000/00 - Single storey front extension incorporating new double garages following demolition of existing – Permit 21/09/1998

Representations Received

17. No comments received.

Consultation Responses

18. Bursledon Parish Council: No comments received.
19. Hedge End Town Council: No comments received.
20. Built Heritage Consultant: No objection.

Updated comments received 10/11/2023:

The documents have now been revised to describe the materials correctly and the dark boarding has been changed to vertical which will be more in keeping with the character of this extension, a complete contrast to the host structure and generally 'out of shot' when viewing the original on approach, separated by the 1990's extension. No objection.

Original comments received 16/10/2023 (summarised):

The application form incorrectly states that the existing roof covering is tiles. The existing roof covering is quite clearly slate and even says so in the listing description – a totally different material to clay or concrete tiles.

The external finish of the proposed extension is given as cladding – this is nowhere near good enough for an extension to a listed building which will need an LBC Application too. Both type, form and colour of the cladding are required prior to consideration of the application.

The proposed extension is in a modern idiom and in complete contrast to the existing built form, which is not necessarily a bad thing. The graphics suggest it is horizontal timber boarding but as the proposed building extension is modern and the fenestration emphasis is on verticality I suggest it goes the whole hog and has vertical boarding in a colour to match the windows, i.e. black, in either a singed larch or a stain like Sadolins Ebony.

Conclusion

Until the paperwork matches the existing building and is complete it is a holding objection. Reconsideration should be given to the direction of cladding on the extension. The proposed entrance gates are no problem.

21. Ecology: No objection, subject to a pre-commencement Construction Environment Management Plan (CEMP) condition.

22. Hampshire County Council Highways: No objection.

It is noted that gates are proposed. These would be acceptable from a highway perspective as they would have no impact upon the nearest public highway (Dodwell Lane) and are unlikely to affect other road users of the private lane from which the application site is reached.

23. Old Bursledon Action Group: No comments received.

24. The Gardens Trust: No comments received.

25. Hampshire Gardens Trust: No comments received.

Policy Context and Designations Applicable to Site

- Outside the urban edge – Designated Countryside
- Settlement Gap
- Listed Building (Grade II)
- Affects the setting of a Listed Building
- Historic Parks and Gardens – Free Hills/Hoe Moor House

Development Plan Local Plan Policies

Eastleigh Borough Council Local Plan 2016-2036

26. The Eastleigh Borough Local Plan 2016-2036 has full weight. The most relevant policies are:

Development Management Policies

- DM1 (General criteria for new development);
- DM12 (Heritage Assets);

Supplementary Planning Documents

- Quality Places (November 2011);
- Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound (January 2008)

National Planning Policy Framework

27. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

28. Paragraph 199 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation".

National Planning Practice Guidance

29. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning and Listed Building applications.

Assessment of Proposal: Development Plan and / or Legislative Background

30. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Adopted Eastleigh Borough Local Plan (2016-2036) and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Design/Layout/Appearance and the impact on the Listed Building

1. Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

2. Policy DM12 echoes the requirements of the Act and states that development of a heritage asset will be permitted provided it does not harm or detract from the significant or special interest of the asset and sustains and enhances its special character and qualities.
3. The Heritage, Design and Access Statement states that the proposed side extension has been designed to be in contrast with the style and character of Hoe Moor House, which is a Grade II listed building. However, the extension is subservient and modest in nature which would ensure Hoe Moor House remains the dominant feature within the site and that its character would not be diminished as a result of the proposal.
4. Initially, horizontal brown larch cladding to the side and rear elevations of the extension were proposed. Amended plans were received which changed this cladding to vertical black larch cladding to all elevations and would match in colour with the proposed black framed critchall windows and doors. This change was recommended by the Council's Heritage Consultant and would ensure the proposed extension is more cohesive and uniform in appearance.
5. The Heritage Consultant advised that while the external appearance of the side extension does contrast with Hoe Moor House, it is physically separated from the listed building by the existing garage, and it would not be overly visible upon the approach to the main house and had no objection to the proposed extension.
6. With regards to the proposed vehicular entrance gates and their impact upon the listed building, it is considered that the gates are of an appropriate design and would not harm the setting of the listed building with no objections from the Heritage Consultant.
7. Therefore, it is considered the proposals would preserve the historic interest and setting of the listed building and would not detract from its special character or qualities, in accordance with Policy DM12 of the Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Equalities Implications:

8. 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.
9. 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

10. To conclude, the proposed side extension and vehicular entrance gates would preserve the historic interest and setting of the listed building.
11. It is recommended that Listed Building Consent be granted.

L/23/96251



EASTLEIGH
BOROUGH COUNCIL



Address: Hoe Moor House, Dodwell Lane
Bursledon, SO31 1AB

Date: 16/11/2023 | Scale: 1:1250

