

DELEGATED OFFICER REPORT

Application Ref: H/23/96274

Site Address: LA MON HOUSE, HUNGERFORD, BURSLEDON, SOUTHAMPTON,
SO31 8DE

Case Officer: Dorothy Hei-Tung-Hoh

Description: First Floor Side and Single Storey Rear Extensions and Extended Porch

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Established Residential Area • Within The Old Bursledon Special Policy Area • Adjacent to The Old Bursledon Conservation Area • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• Z/19240/000/00 - front and rear porches and garage - Permit - 19/01/1979 • Z/19240/001/00 - two storey side extension - Permit - 21/12/1984 • Z/19240/002/00 - first floor rear extension - Permit - 07/05/1986 • H/22/94212 - Two storey side and rear extensions. Front Porch. New roof. Entrance gates. Alterations to fenestrations (Amended description) - Withdrawn By Applicant - 12/06/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No comments were received		
Built Heritage Consultant:	No objection		
Ecologist:	There will be no direct impacts from this proposal on the SINC.		
Tree Consultant:	We need to ask for an arboricultural method statement and tree protection plan to be submitted pre-commencement.		
Highways:	No objection to the proposals from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 5 th January 2023		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S5 and S8; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 23)

Assessment:

La Mon House is a typically 1960's/70's detached dwelling with very shallow pitched concrete tiled roofs over a tile hung first floor and rendered ground floor, which is far more extensive than the first. The property is located near the top end of Hungerford Bottom, within the Old Bursledon Special Policy Area but just outside the Old Bursledon Conservation Area. The surrounding area is low density mixed residential area of Old Bursledon. The area is noted for its semi-rural character of scattered housing served by narrow country lanes with well-established hedgerows banks, walls, and trees. The current application is a resubmission following the withdrawal of the original application, H/22/94212, which was initially withdrawn due to the absence of the required emergence/re-entry bat survey. This resubmitted application presents a scaled-back scheme compared to the previously withdrawn application, seeking planning approval for the construction of a front porch, a first-floor side extension, and a ground floor rear extension over part of the existing raised terrace structure. Additionally, the proposal includes the addition of the front driveway fence and entrance gate.

Principle

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- Policy BU7 relates to the Old Bursledon Special Policy Area, designated to protect an area of low-density housing, woodland, open fields, and salt marshes adjacent to the River Hamble, served by narrow country lanes with well-established hedgerows, banks, walls and trees. The Old Bursledon Special Policy Area includes the Conservation Area. The policy states that residential extensions and replacement dwellings in the Old Bursledon Special Policy Area will only be permitted provided they:
 - i) do not increase the volume of the original dwelling (or as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
 - ii) have regard 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;

- iii) do not create a dwelling disproportionately larger than the one that is being extended or replaced;
- iv) are subservient to and in proportion to the existing building in form, scale and design;
- v) do not contribute to the cumulative urbanisation of the area; and
- vi) are not otherwise detrimental to the character of the area as viewed from the River Hamble.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- In terms of scale and bulk, most of the proposed development is concentrated on the first-floor level, with only limited additions on the ground floor. As such, the proposal is not considered to encroach unacceptably into the large garden, thereby maintaining the spaces around the property. The incorporation of the extensions and roof changes will not exceed the 25% volume limitation suggested by the Policy BU7 for Old Bursledon Special Policy Area, ensuring that the proposed developments are proportionate to the original building and are subservient.
- The design is considered to align with the essential original character of the host dwellinghouse, and the choice of exterior materials will enhance the visual appeal of the application property while preserving its original form. While the material selection for the rear extension is not traditional to the area, the absence of objections from the Built Heritage Consultant indicates no foreseen detrimental impacts on the locality.
- Given the topography of the site, the application property is situated on lower ground relative to the street. This positioning ensures that any new developments on the property will not be obtrusive when viewed from Hungerford. Additionally, the presence of numerous trees along the front boundary acts as a natural screen obstructing views of the proposed developments from the road. The proposed front driveway fence and entrance gates further complement the trees, providing additional screening.
- The installation of new entrance gates and fencing will effectively delineating the front boundary while contributing positively to the overall aesthetic of the site. It was noted from the site visit that there are lots of similar examples within the Old Bursledon locality, and therefore these elements will not appear as alien features but rather integrate seamlessly into the established character of the area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- No clear glazing window will be situated on the side elevations facing neighbouring properties. This arrangement will mitigate concerns regarding potential overlooking and loss of privacy for adjacent neighbours. Moreover, the detached nature of the application property, coupled with adequate distance from neighbouring properties, minimising potential adverse impacts on residential amenity, e.g., overshadowing issues and loss of light.

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 application site is adjacent to Piland's Wood SINC, which is designated as ancient semi-natural woodland and wet woodland. There are also records of bats, slow worms and hedgehogs nearby and a record of swifts in the vicinity. Therefore, the Council's Ecologist has been consulted as part of this planning application.
- After reviewing the Phase II Bat Surveys and Mitigation Strategy Report by Ecosupport (October 2023). The Council's Ecologist advised that there were no emergences on the two required bat activity surveys, but bats were recorded foraging and commuting across the site. Moreover, Pilands Wood (Upper) SINC is located at the rear of the garden however as a result of design changes from the original proposal (H/22/94212), the building will remain within the original footprint and approximately 23m from the woodland SINC boundary. As such, the Ecologist is satisfied that there will be no direct impacts from this proposal on the SINC.
- One bat brick has been proposed as a biodiversity enhancement. The applicants may also wish to consider enhancing the garden with night scented flowering plants for bats. The exterior lighting recommendations in the report (5.1.3.1) must be followed to ensure there is no impact on bats.

Trees and landscaping

- There are a lot of significant trees on site that contribute to the amenity, and some of the trees are protected by a TPO. As such, the Council's Tree Consultant requested an arboricultural method statement and tree protection plan to be submitted pre-commencement.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Access in and out of the site is unchanged by the proposals, utilising a shared driveway access with the adjacent property to the north. The access gates are set back into site a sufficient distance into site and will not obstruct either the highway or the internal access to the adjacent property, whilst gates are opened. Onwards, there remains a sufficient driveway area to accommodate the required parking, as well an enabling on-site turning so that forward gear access and egress can be achieved. As such, there is no objection to the proposals from a highway perspective.

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.

The NPPF, 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.

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:

- Permit subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments
