



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

5th March 2026





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- Planning (Listed Buildings and Conservation Areas) Act 1990 for developments affecting heritage assets.
- National Planning Policy Framework (Dec 2024) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Dec 2024)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



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

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- 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 – approval or refusal
- 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 – H/25/100158

Burseldene, Windmill Lane, Bursledon, SO31 8BG

Construction of single storey side extension including
indoor pool room and gym



The map shows a rural area with various buildings and a highlighted red rectangular area. The red area is located near the intersection of a track and Windmill Lane. The map includes labels for 'Track', 'WINDMILL LANE', 'Ivor Lodge', 'Windmill (restored)', 'Pond', 'The Mill House', 'Hillcrest Lodge', 'Orchard Lodge', 'The Mulberry', 'Windmill Cottages', 'Kintyre', 'Hollybush', 'Hollybush', 'Hollybush', 'Gables Farm', and 'Windmill Lodge'. A scale bar indicates 56.1m.



Site Context

- Outside Urban Edge
- Within Settlement Gap



- Outside Urban Edge
- Within Settlement Gap
- Adjacent to Conservation Area





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Approx. location of
proposed extension





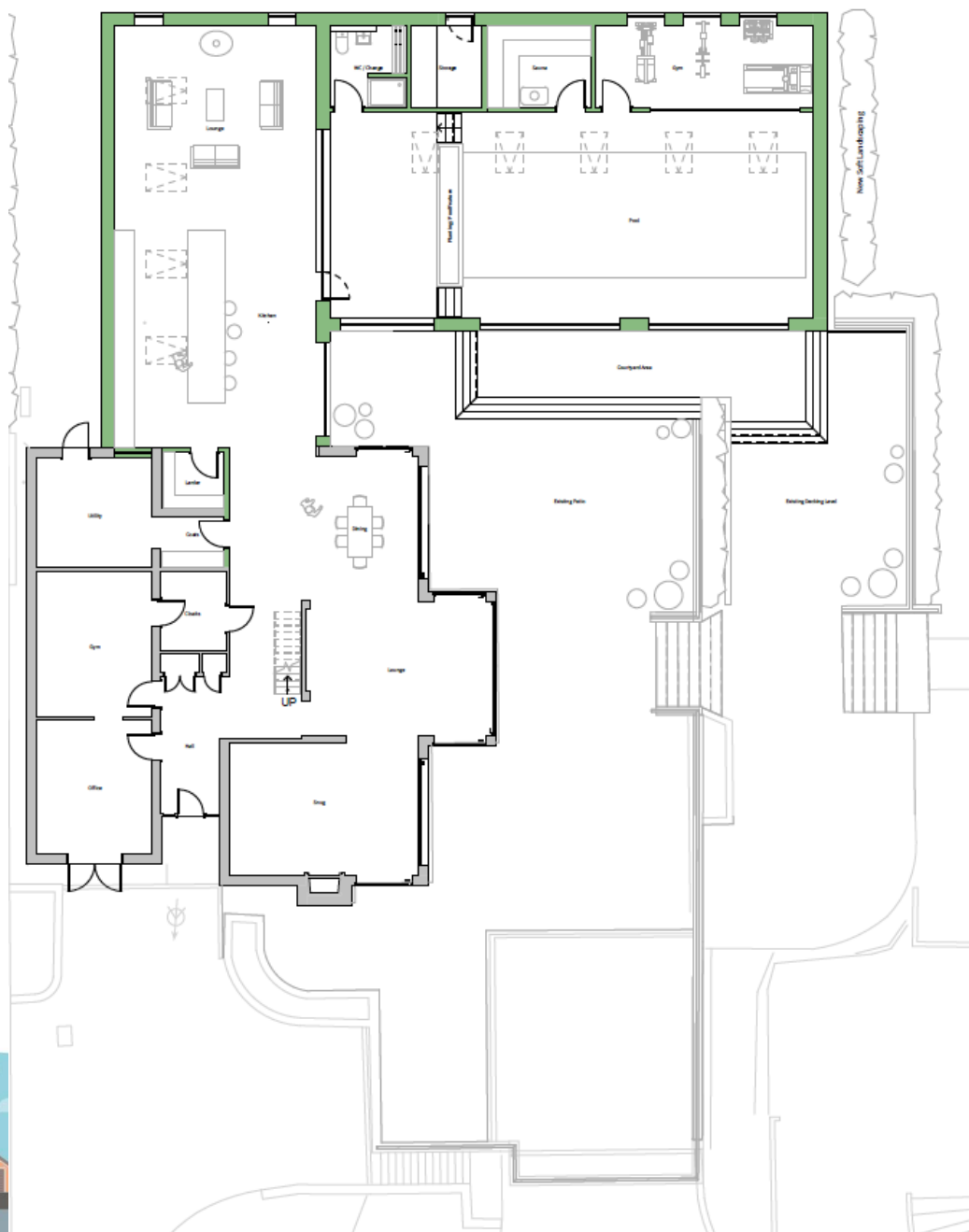
EASTLEIGH
BOROUGH COUNCIL



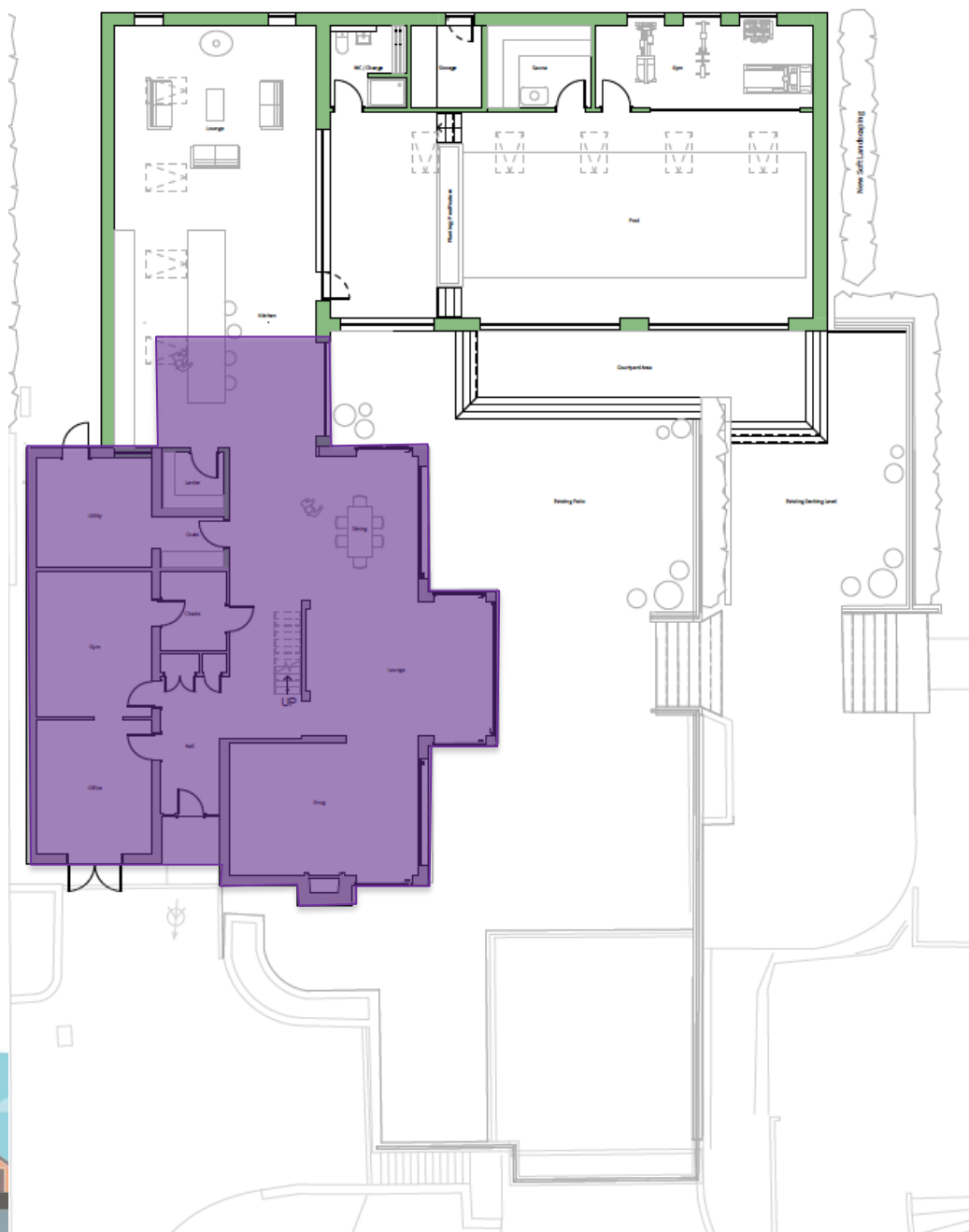
Proposed Site Layout



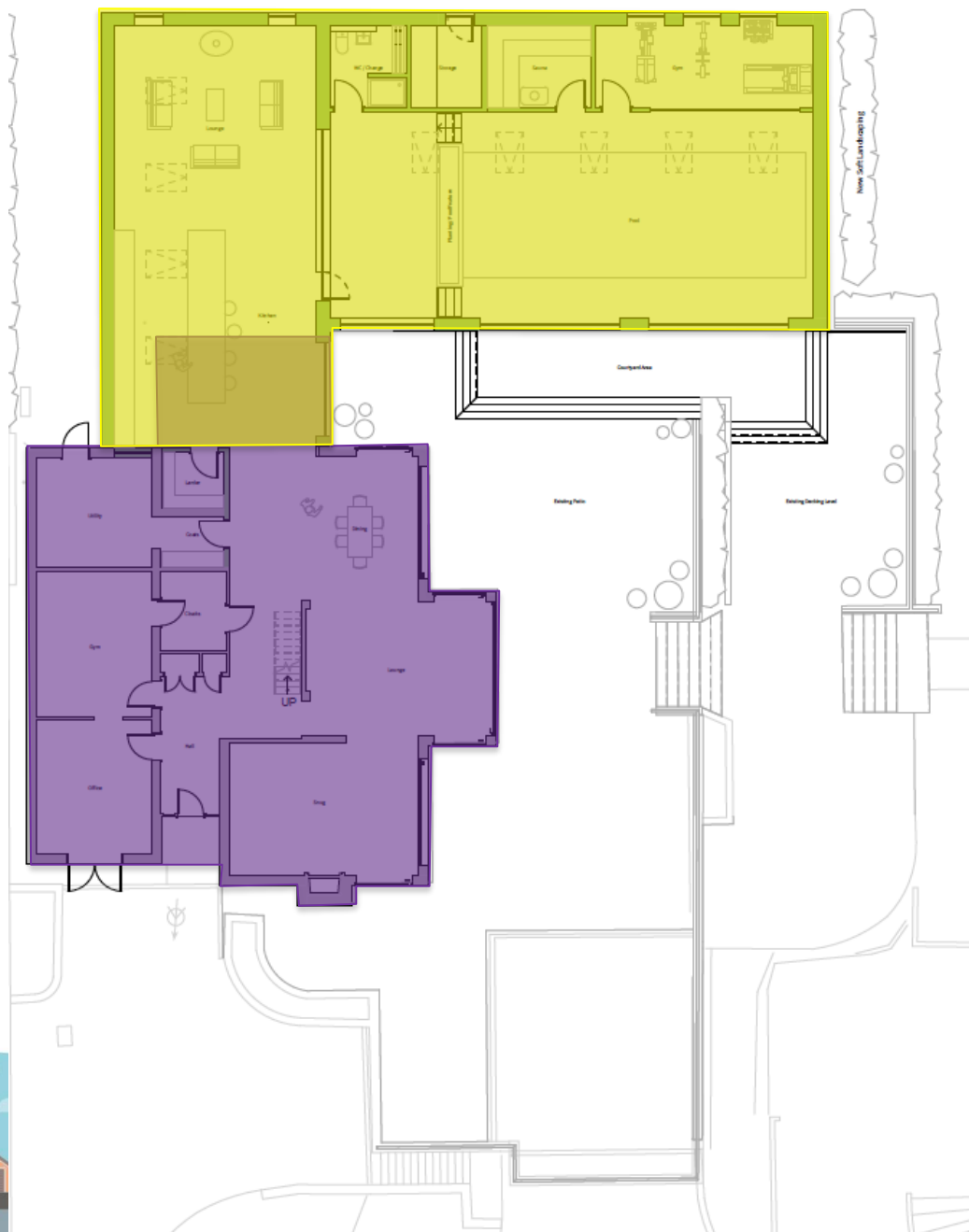
Ground Floor Plan



Ground Floor Plan

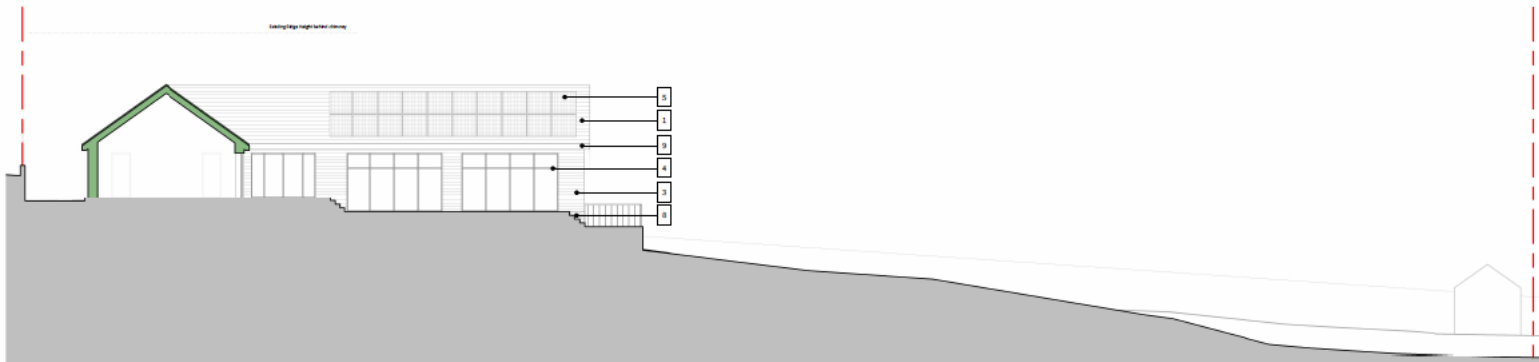


Ground Floor Plan

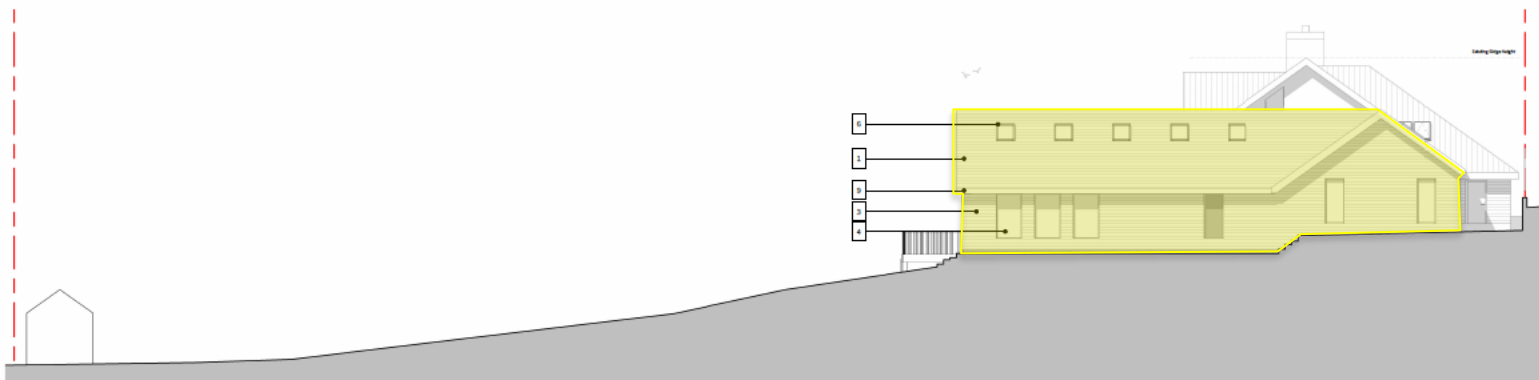




1 South East Elevation - 1 : 100



2 South East Elevation Section - 1 : 100

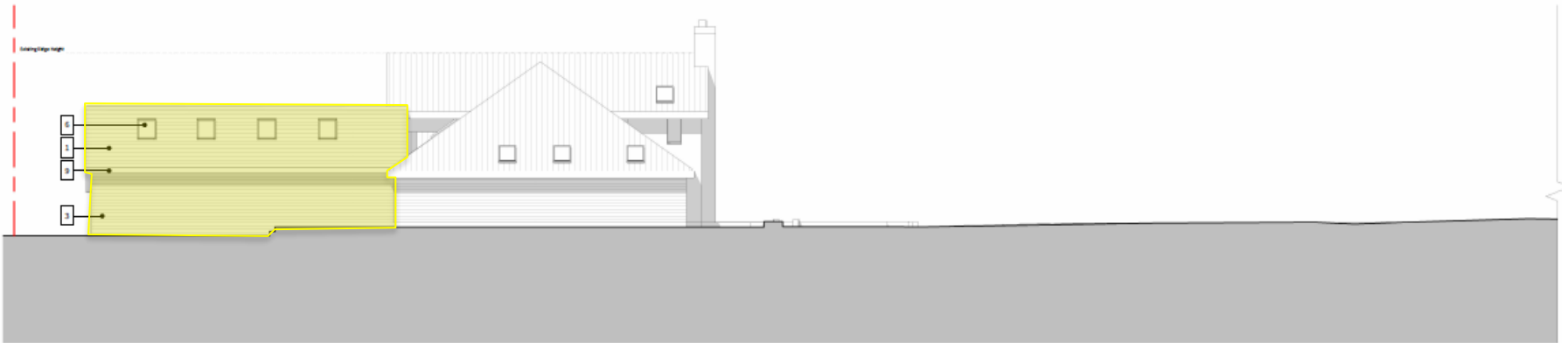


3 North West Elevation - 1 : 100





1 North East Elevation - 1:100



2 South West Elevation - 1:100



Updates:

- No further neighbour comments received.
- Trees Officer – Response received requiring a new Condition 3 (Tree Protection).
- Additional condition relating to ancillary use proposed.



Updates:

- Condition 3 (Tree Protection):

“The development must accord with the arboricultural drawing reference 7269-12-25. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.”



Updates:

- Additional Condition – Condition 7 (Ancillary Use):

“The development hereby permitted shall only be used in conjunction with the existing dwellinghouse and shall not, at any time, be used for business or commercial purposes.

Reason: To protect the amenity of neighbouring properties and the locality.”



Assessment:

- Policy Context
 - Outside the Urban Edge
 - Within Settlement Gap
 - Adjacent to Conservation Area and Grade II* Listed Building
- Principle
 - Residential extensions allowed
- Layout, Form, Scale & Design
 - Location appropriate
 - Sizable but remains subservient
 - Muted finishes
- Area Character
 - Well screened from public vantage points
 - No unacceptable physical or visual impact



Assessment:

- Heritage
 - Will not affect the visual amenity or setting of Conservation Area or Listed Building
- Amenity
 - No impact upon neighbouring properties or wider locality
- Highways
 - No increase in traffic
 - Suitable access
 - Sufficient parking
- Trees & Nature Conservation
 - No impact upon trees – protection measures
 - No impact upon local wildlife or biodiversity



Recommendation:

- Recommendation:
- **PERMIT** with new Condition 3 (Tree Protection) and additional Condition 7 (Ancillary Use)

