



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 9 – H/25/100469

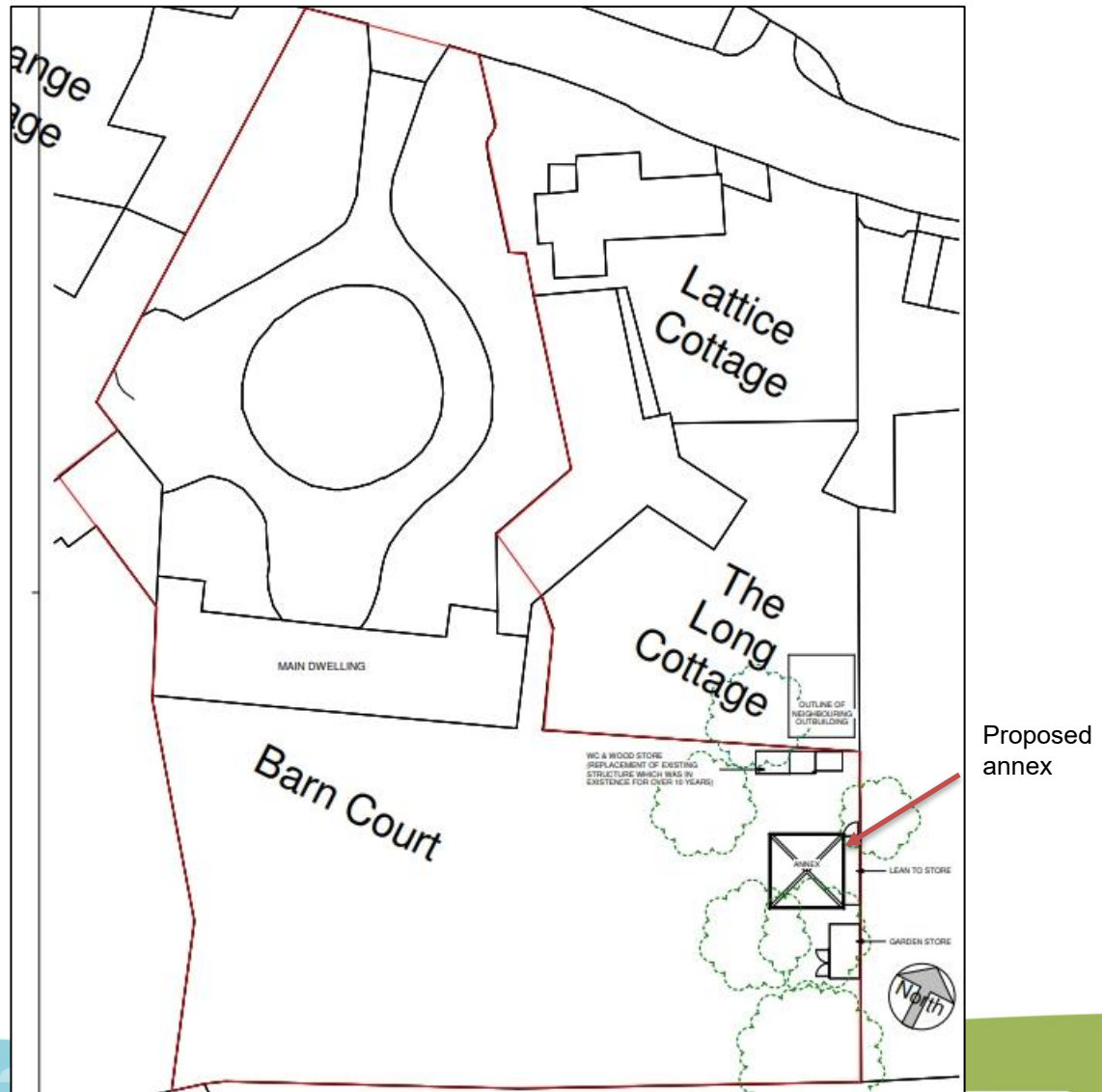
Barn Court, High Street, Bursledon, SO31 8DL

Conversion of existing detached garden store to an annexe
ancillary to the host dwelling

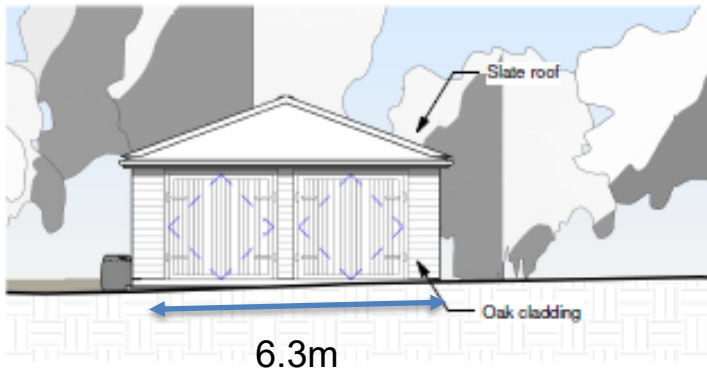


Site Context

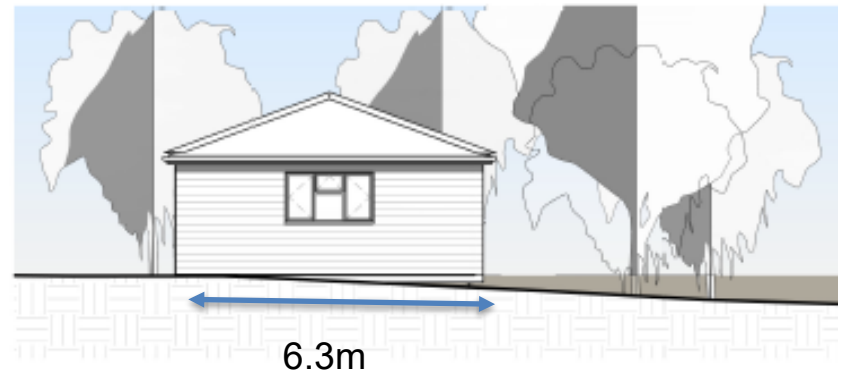
- Within the Conservation area and Old Bursledon Special Policy Area.
- Positioned in eastern corner of Barn Court's rear garden.
- South of another structure at The Long Cottage.



Elevations



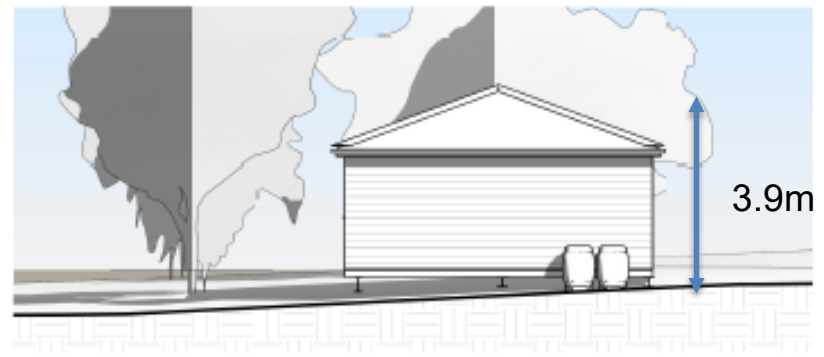
North Elevation
1 : 100



West Elevation
1 : 100



South Elevation
1 : 100



East Elevation
1 : 100

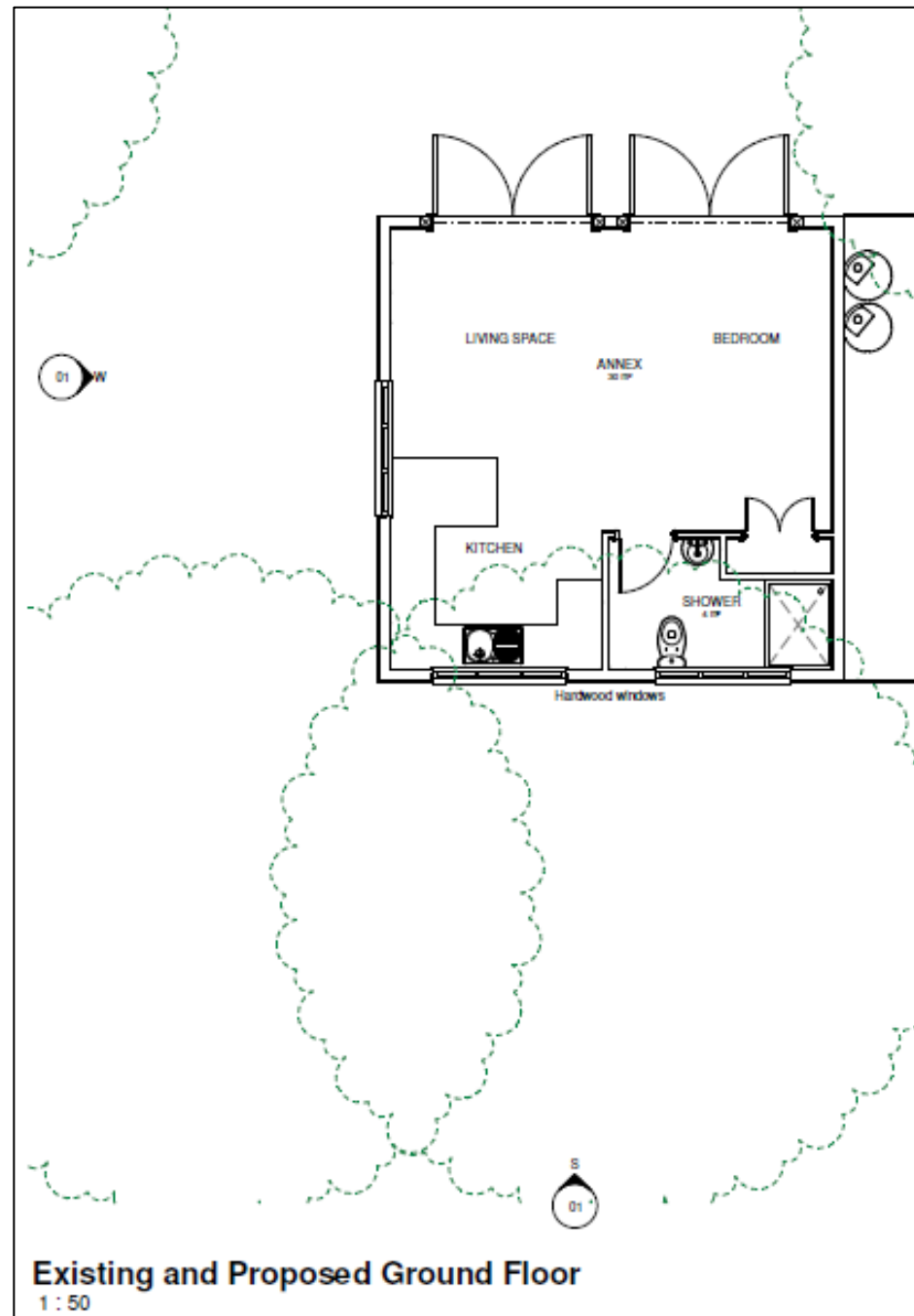
Materials

- Timber frame
- Oak cladding
- Slate roof
- Hardwood windows



Floor Plan

- Open-plan layout with a kitchen, a combined living and sleeping area, and a shower room.
- Proposed use is as an additional residential space for a family member.



Site photos

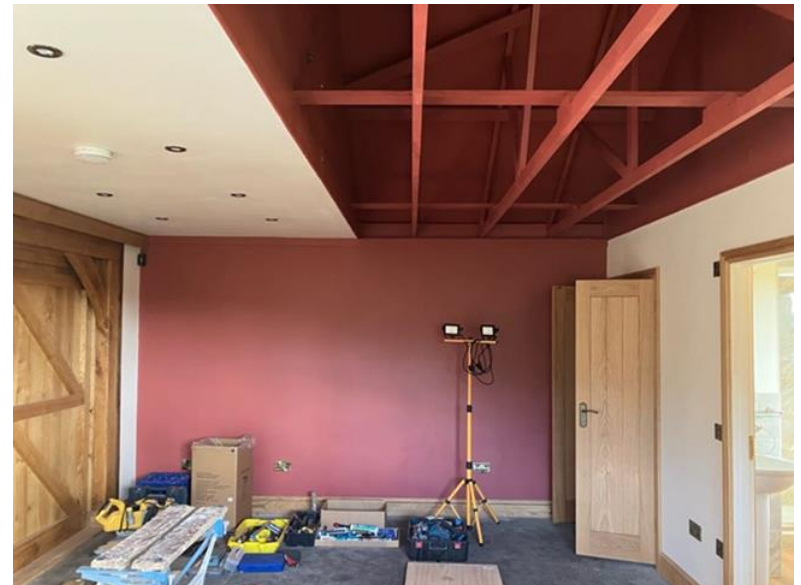


Annexe in relation to surrounding garden



Site Photos

Interior of outbuilding



Key considerations:

Accords with policy DM1, DM12, DM26 and BU7, supported by the recent appeal decision (**APP/W1715/W/25/3365615**):

Principle of use:

- Ancillary use as an annexe is acceptable under policies DM26 and BU7.
- Connection to main dwelling is supported by its limited size and facilities, a physical path, and the proposed occupation by a family member.
- Condition recommended to control its use/occupation.

Impact on the Conservation Area (CA), Special Policy Area (SPA) & nearby Grade II Listed Building (Lattice Cottage):

- Involves the conversion of an existing outbuilding.
- Use as an annexe is not considered to harm the setting of the CA, SPA or Lattice Cottage.

Impact on residential amenity:

- Proposed annexe is set within the garden, away from neighbouring dwellings.
- Unlikely to result in significant additional disturbance or impacts on privacy.



Key considerations:

The sole reason for dismissing the recent appeal (**APP/W1715/W/25/3365615**) was due to a lack of nutrient mitigation:

Impact on Designated Sites of Importance for Biodiversity:

- Inspector ruled that there was a lack of evidence demonstrating that the development would not impact the water quality of nearby protected European Sites through increased nitrates leaving the site.
- Natural England (statutory consultee on these matters) advise that the proposal, being ancillary to the main residence, would not require nutrient mitigation.
- With this clarification, the sole reason for refusal from this appeal is considered to be addressed.



Recommendation:

PERMIT subject to conditions





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