

DELEGATED OFFICER REPORT

Application Ref: L/26/101017

Site Address: DODWELL COTTAGE, DODWELL LANE, BURSLEDON,
SOUTHAMPTON, SO31 1AD

Case Officer: Katie Lasham

Description: Demolition of existing outbuilding and erection of a replacement outbuilding.

Particular Site Constraints?	Yes ☒	No ☐
Within designated countryside Within settlement gap Proposed development within curtilage of Grade II Listed Building Within SW sewers 2m buffer zone Within red zone of Great Crested Newts Within 30-year Environment Agency Surface Water Flooding area		

Planning History?	Yes ☒	No ☐
This Listed Building Consent application has been submitted in tandem with a householder planning application, listed below: H/26/100964: Demolition of existing outbuilding and erection of a replacement outbuilding. Not yet determined		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One representation has been submitted, in support of the proposal, raising the following comments: • The proposed replacement building will assimilate more so within the setting than the current structures, which appear mismatched and untidy. • Design is appropriate and in keeping with character of existing cottage and rural surroundings • Application will not negatively affect neighbouring properties		
Hedge End Town Council:	Unable to respond		
Heritage:	No objection. While the proposed replacement has a higher profile than the existing motley collection of sheds in the far corner of the site, the proposed replacement will be of far higher quality and with the right colour clay roof tiles will quickly settle into the surrounding countryside. If the weatherboarding is oak or sweet chestnut it will gradually turn a silver colour; the materials should be conditioned.		

Site Visit:	Yes ☒	No ☐
Details: 28 May 2026		

Policy:
National Planning Policy Framework Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation of Habitats and Species Regulations 2010 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 and DM14.

Supplementary Planning Documents:
Quality Places.

Assessment:

Summary of application site and proposal

Dodwell Cottage, Grade II Listed, was built in 1716 and is recognised for its architectural and historical significance. It lies some way north of the Old Bursledon Conservation Area, and it is separated from it by the M27 motorway which by the time it is level with the site is on an embankment down to the south-west of the site. It is within the designated countryside and the settlement gap separating Bursledon from Hedge End.

The cottage itself is situated just to the south-west of Dodwell Farm, the farmhouse of which faces north-west overlooking the pond before the upper part of Dodwell Lane leading up to Hedge End, which appears to be run as an equestrian centre with paddocks to the south-east of Dodwell Cottage. The only other building close by is a house Foxfields just across the lane opposite the application position.

In the far southern corner of the site are some insignificant wooden structures, more akin to a field shelter than garage, and stores shielded from the road by a substantial mature indigenous hedge and from the house by some conifers. The proposal is to replace these structures with a substantial oak framed four-bay garage, with usable space in the roof lit by three pitched roof dormer windows on the north, house-facing elevation and seeks removal of the conifer trees. The proposed first floor is to be used as a home working space and for storage with the ground floor used for the storage of vehicles. The scale of the proposed outbuilding is significantly larger than that which it replaces, in both footprint and height, measuring 12m in length, 6m in width and 5.6m in height.

Assessment

The proposal affects a Listed Building and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

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

Paragraph 210 (a) of the NPPF also makes clear:

"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;"

Policy S8 sets out the Council's approach to conserving and enhancing the Borough's heritage assets which include nationally and locally listed buildings, and conservation areas. Policy DM12 looks specifically at the impact of proposals upon individual heritage assets and states: *"Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion."*

This policy is aimed at protecting heritage assets by ensuring proposals for them, or new development which may affect them, is appropriate and will not result in any unacceptable harm. It also requires that proposals achieve a high standard of design which respects and complements the character and qualities of the asset, as well as helping to secure its long-term future maintenance and management where necessary.

The heritage officer was consulted on the proposal and raises no objection, and states that as the position of this building is some 20m from the house itself and shielded from the road,

the setting of the heritage asset will not be materially affected and in any event has a traditional appearance in keeping with the main house.

Dodwell Cottage was first listed in February 1983, with the Historic England listing stating *“1716. Two storeys and attic, 2 windows. Red tile roof. Brick walling in Flemish bond (red stretchers, blue headers); first floor band, cambered red arches to ground floor openings, plinth. Sashes in exposed frames. Modern door. Attic window in south gable. North single-storeyed outshot.”* The heritage listing focuses on the architectural details of the main building and does not reference the outbuildings as important features to the listing. Therefore the loss of these is acceptable as to not unacceptably impact the designated heritage asset. Furthermore, the replacement outbuilding is set sufficiently far away as to not impact the architectural features of importance with the Grade II Listed Building.

Therefore, while the proposed replacement has a higher profile than the collection of sheds in the far corner of the site, the proposed replacement will be of far higher quality and with the right colour clay roof tiles will quickly settle into the surrounding countryside. As materials are important to the success of the development, these are to be conditioned to ensure that a full specification of materials to the external area of the outbuilding are submitted to the Council for review and approval.

The orientation of the outbuilding facing onto the heritage asset makes it visually prominent in its location adjacent the main listed building, particularly with the loss of conifer trees, leading to less than substantial harm afforded on the heritage asset itself. However, as the land levels slope slightly downwards to where the outbuilding is located, and as the ground floor is an open garage port area with single storey eaves and modest dormers for the roof accommodation, the outbuilding remains subservient to the main designated heritage asset. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal. The public benefits of this application include the loss of unsightly outbuildings to be replaced with a new high-quality traditionally designed building with complementary materials to enhance the setting of the heritage asset. Furthermore, in providing a modern domestic space for home office working, this relieves pressure and making potential damaging alterations to the historic main house, preserving its historic interest.

The public benefits of the proposal are considered to outweigh the less than substantial harm afforded by this larger development, noting the distance to be retained between the outbuilding and main dwelling and for these reasons the scheme is in accordance with the NPPF, in particular paragraph 215 and the aims of Policies S5 and DM12 of the Local Plan.

Ecology

Regulation 9(5) of the Conservation of Habitats and Species Regulations requires all applications including Listed Building Consent proposals to have due regard to the Habitats Directive for the protection of European protected species. The site has suitable conditions for Great Crested Newts and there is a pile of soil that could provide habitat for slow worms. A precautionary working method is therefore required to ensure that any effects from the proposal do not harmfully impact protected species. With this condition added, which is also added to the tandem householder application, the proposal is in accordance with the aims of DM11 of the Local Plan and the Conservation of Habitats and Species Regulations 2010.

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; (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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...