

DELEGATED OFFICER REPORT

Application Ref: L/26/101635

Site Address: YEWTREE COTTAGE, HIGH STREET, BURSLEDON,
SOUTHAMPTON, SO31 8DL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement of existing rear conservatory with orangery, retaining the existing base/brick walls, with new roof lantern and bi-fold doors

Particular Site Constraints?	Yes ☒	No ☐
• Within Designated Countryside • Within the Old Bursledon Conservation Area • Within the Old Bursledon Special Policy Area • Within Established Residential Area • Within Built-up Area Boundary • Grade II Listed Building		

Planning History?	Yes ☒	No ☐
• Z/18323/000/00 - Additional rooms at first floor and attic level - Refuse Planning Permission For - 01/06/1978 • Z/18323/001/00 - First floor rear extension - Permit - 08/01/1980 • Z/18323/002/00 - Minor elevational alterations - Grant Listed Building Consent - 16/04/1992 • L/18323/002/00 - MINOR ELEVATIONAL ALTERATIONS - Grant Listed Building Consent - 16/04/1992 • L/18323/003/00 - Construction of new rear porch following demolition of existing porch - Withdrawn By Applicant - 23/11/1995 • C/18323/004/00 - Construction of ground and first floor rear extensions and elevational alterations. - Permit - 14/02/1996 • L/18323/005/00 - Construction of ground and first floor rear extensions and elevational alterations. - Grant Listed Building Consent - 14/02/1996 • C/18323/006/00 - Construction of first floor extension on piers - Permit - 12/08/1996 • L/18323/007/00 - Construction of first floor rear extension on piers - Grant Listed Building Consent - 13/08/1996 • C/18323/008/00 - First floor rear extension on piers (amendment TO C.18323/4) - Permit - 02/01/1997 • L/18323/009/00 - Listed building consent: first floor rear extension on piers (amendment to L.18323/5) - Grant Listed Building Consent - 14/01/1997 • L/18323/010/00 - Listed building consent: addition of infill glazing beneath first floor extension - Grant Listed Building Consent - 24/02/1999		

- L/18323/012/00 - Listed building consent: addition of conservatory, kitchen extension, enlargement of patio and new retaining wall - Grant Listed Building Consent - 27/08/1999
- C/18323/011/00 - Addition of conservatory, kitchen extension, enlargement of patio and new retaining wall - Permit - 31/08/1999
- C/16/78886 - Erection of conservatory, following demolition of existing and cladding to existing single storey rear extension and insertion of roof light - Permit - 16/08/2016
- L/16/78650 - Erection of conservatory, following demolition of existing and cladding to existing single storey rear extension and insertion of roof light - Grant Listed Building Consent - 18/07/2016
- H/18/82917 - Retrospective: Erection of summer house. - Permit - 13/06/2018
- L/19/86421 - Retention of an oak framed staircase - Grant Listed Building Consent - 31/10/2019
- H/26/101534 - Replacement of existing rear conservatory with orangery, retaining the existing base/brick walls, with new roof lantern and bi-fold doors - Under Consideration

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection. However, the Parish Council commented that whilst the proposal would retain the same footprint as the existing conservatory, concern was raised regarding the change to a more modern form, including the proposed non-white finish, roof lantern and bi-fold doors.		
Built Heritage Consultant:	No objection.		
Southern Water:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 18 th June 2026.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 S5 and S8; and Development Management policies DM1, DM12, DM26 and BU7. Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 23)

Assessment:

Site context and surroundings

Yew Tree Cottage is a Grade II listed two-storey dwelling located on the northern side of High Street within the Old Bursledon Conservation Area and the Old Bursledon Special Policy Area. The property occupies a relatively enclosed plot, with the land rising to the rear and along the driveway to the side of the dwelling. The existing conservatory is positioned to the rear of the dwelling. There are a number of other listed buildings within the immediate surroundings, including Rosewood adjoining the site and Woodbine and Dale Cottage on the opposite side of High Street.

According to Historic England, the list description states:

C18. Two storeys. Three windows. Red tile roof. Brick walling in Flemish bond (red with blue headers) first floor band on moulded brick dentils, cambered ground floor openings. Modern casements above sashes. Boarded door.

Proposal

The application seeks Listed Building Consent for the replacement of the existing rear conservatory with a contemporary aluminium-framed orangery. The existing conservatory structure would be removed, whilst the existing footprint, base and brick walls would be retained.

The replacement orangery would comprise anthracite grey aluminium framing, a flat perimeter roof with a central glazed roof lantern and bi-folding doors opening onto the rear garden. The existing tile-hung, flat-roofed link between the conservatory and the main dwelling would be retained.

Policy and Principle

- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 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, its setting, and any features of special architectural or historic interest it possesses.
- Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) requires high-quality design that responds to local character, while Policy DM12 (Heritage assets) supports proposals where it is demonstrated that they will preserve or enhance the asset's special interest and setting.

Impact upon the architectural and historic interest of the Listed Building

- The existing conservatory is a modern addition to the listed building and does not form part of its original historic fabric. The proposed works would retain the existing footprint and base/brick walls, thereby limiting the extent of physical intervention. The replacement would remain a subordinate, single-storey addition positioned within an enclosed area to the rear of the listed building.
- The concerns raised by the Parish Council regarding the contemporary appearance of the proposal are noted. However, given the modern nature of the existing conservatory, the contemporary treatment of its replacement is not considered to compete with or detract from the traditional architectural character of the historic building. Its low-profile form and dark aluminium framing would assist in reducing its apparent visual impact.
- The Council's Built Heritage Consultant raises no objection to the proposal, considering the orangery to represent a low-profile replacement, neatly tucked away within the rear corner of the property. The dark-coloured framing would

reduce its apparent visual impact, while the existing topography would substantially restrict views of the development from the public realm. The proposal would therefore not detract from the setting of the host listed building.

- Having regard to the nature of the existing conservatory, the limited intervention to historic fabric, the established footprint, subordinate scale, siting and design of the replacement, together with the advice of the Built Heritage Consultant, the proposed works are considered to preserve the special architectural and historic interest of Yew Tree Cottage. The proposal is therefore considered acceptable in heritage terms.

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 2030; (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:

The proposal is considered to be acceptable in term of Listed Building Consent.

Recommendation:	PERMIT ☒	REFUSE ☐