

DELEGATED OFFICER REPORT

Application Ref: H/26/101534

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Consent - 16/04/1992 • L/18323/003/00 - Construction of new rear porch following demolition of existing porch - Withdrawn By Applicant - 23/11/1995 • C/18323/004/00 - Construction of ground and first floor rear extensions and elevational alterations.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
- L/26/101635 - 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, DM14, 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 planning permission for the replacement of the existing rear conservatory with an orangery. The replacement would utilise the existing base and brick walls and would retain the existing footprint, measuring approximately 5.1 metres by 4.0 metres.

The existing white uPVC conservatory would be replaced with a more contemporary structure comprising slim aluminium framing finished in anthracite grey. The proposed orangery would incorporate a flat 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 main dwelling would be retained.

Policy and Principle

- The site is located within the countryside, where the principle of development is not accepted unless in accordance with the policies of the Local Plan (in this case Eastleigh Borough Local Plan (2016-2036)). Policy S5 and DM26 makes provision for residential extensions within the countryside, providing that they are compliant with the general development criteria and transport policies of the Local Plan and subject to compliance with certain criteria, for example, providing that no additional dwellings are created.
- Policy BU7 relates to residential extensions and replacement dwellings in Old Bursledon Special Policy Area, outlining that this set of development will be permitted provided it does not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 23) which provides the following guidance on developments and that they should ensure that:
 - i) preserve the loose-knit character of the area by avoiding significant increases in floor space and the obstruction of open public views.
 - ii) maintain the character of the built environment in the use of form and materials.

Layout, design, and impact upon the character of the area

- 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.

- The proposal would replace the existing structure with a contemporary orangery comprising slim aluminium framing finished in anthracite grey, a flat perimeter roof with a central glazed roof lantern and bi-folding doors opening onto the garden. The concerns raised by the Parish Council regarding the more contemporary appearance of the replacement are noted. However, the existing conservatory is itself a modern addition and does not form part of the original historic fabric of the listed building. The proposed orangery would occupy the same established footprint and would remain a subordinate, single-storey addition. Its low-profile roof form and relatively lightweight glazed appearance would ensure that it would not visually compete with the scale and traditional architectural form of the host dwelling.
- The conservatory occupies a relatively enclosed position to the rear of the property. The rising land levels, surrounding buildings, boundary treatments and vegetation substantially limit views towards it from High Street. Therefore, the replacement structure would have very limited prominence within the wider street scene and the Old Bursledon Conservation Area. The development is unlikely to be readily visible from the public realm.
- The Built Heritage Consultant also considers that the siting of the conservatory and rising ground levels mean that the proposal would not affect the setting of the nearby listed buildings. The Built Heritage Consultant therefore raises no objection to the proposal.
- Overall, having regard to its limited scale, established footprint, low-profile and subordinate form, subdued materials, secluded siting and limited visibility from the public realm, together with the advice of the Built Heritage Consultant, the proposal is considered to preserve the special architectural and historic interest and setting of Yew Tree Cottage and nearby listed buildings, and the character and appearance of the Old Bursledon Conservation Area. The proposal is therefore considered acceptable in design and heritage terms.

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.
- The closest neighbouring property is Rosewood. The replacement orangery would not materially extend development closer to this property than the existing conservatory. The Built Heritage Consultant also notes the very close existing relationship between the buildings and that the facing elevation of Rosewood is blank.
- Given the established footprint, single-storey scale and relationship with neighbouring properties, the proposal would not result in any material additional loss of light, outlook or an overbearing impact when compared with the existing situation.
- The proposed glazing and bi-fold doors would principally serve the existing private garden area and therefore the development would not result in any material additional overlooking or loss of privacy to neighbouring occupiers.

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.
- The proposal comprises the replacement of an existing conservatory and would not increase the number of bedrooms within the dwelling or alter the existing vehicular access or parking arrangements. Therefore, there would be no additional parking requirement arising from the development and no material impact upon highway safety.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐