

BHH - Bursledon, Hamble and Hound Local Area Committee Thursday 2 July 2026

Application Number: H/26/101295
Case Officer: Alexandra Stone
Received Date: 20/04/2026
Site Address: Wayside, Kew Lane, Bursledon, SO31 8DG
Applicant: Jacob Collier
Proposal: Proposed single storey side extension and extension to first floor balcony over

Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 3403/04 01 Rev D

Reason: For the avoidance of doubt and in the interests of proper planning

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used must match as closely as possible, in type, colour and texture to those listed in the Materials Section of the application form, and to include a glass balcony surround as set out in the Design & Access Statement.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Notes to Applicant:

4. In order to minimise the development's impact upon species and their habitats the following is recommended:
 - All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
 - Any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site.
 - Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
 - Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

5. In line with Local Plan Policy DM11 and the NPPF (December 2024), the applicant is encouraged to incorporate biodiversity enhancements. The ecologist has recommended the installation of a bat brick/box and a swift brick/box to provide nesting opportunities for local wildlife. These should be positioned at a suitable height and orientation to maximise their effectiveness.
 6. In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.
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Report:

1. This application has been referred to Committee by the Chair of the Local Area Committee.

Site Characteristics and Character of the Locality

2. The property is a detached dwelling sited to the south-west of Kew Lane in Old Bursledon, within the Old Bursledon Special Policy Area. There is also a Public Right of Way which runs along the southern boundary of the site. The property is a three-storey dwelling as the topography of the rear garden slopes and so it has a partial basement. The surrounding properties are well spaced out with large gardens, hedgerows and driveways. Each dwelling is unique in design and layout.

Description of Application

3. The application is for the extension of the existing basement and balcony above. The extension would measure an additional 1.8m in depth with bi-fold doors on the south-western elevation and a window on the north-west elevation. An additional window is proposed in the existing south-eastern elevation of the existing basement and glass balustrades are proposed around the balcony.

Relevant Planning History

4. **C/29868/002/00 – Permit – 20/07/1998**
Addition of conservatory to front
5. **C/07/60935 – Permit - 12/10/2007**
Construction of 3 storey side extension, terrace and dormer window to side, conversion of garage and erection of detached carport

6. **H/19/85772 – Permit – 23/09/2019**
Construction of entrance porch
7. **H/22/93178 – Permit – 24/08/2022**
Conversion of conservatory to a single storey flat roofed boot room

Representations Received

1 letter of objection received on grounds of:

8. Contravenes Policy Option BU4B given previous extensions at the property (N.B. objection letter referred to Policy Option BU4B, but latest local plan policy is BU7)
9. 1 comment received asking committee to check application complies with total increases in the Conservation Area

Consultation Responses

10. **Heritage Officer** – No Objection
11. **Ecologist** – No Objection, requests precautionary working method informative.
12. **Southern Water** – In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.
13. **Old Bursledon Action Group** – Objection - does not comply with policy, particularly with regard to need to take account of any previous extensions and their cumulative effect on the size and character of the property and appearance of the area. Details of previous applications for extensions listed (N.B. response referred to Policy BU4B, but latest local plan policy is BU7).

Policy Context and Designations Applicable to Site

14. Outside the urban edge
Within the countryside
Within Old Bursledon Conservation Area and Old Bursledon Special Policy Area

Eastleigh Borough Local Plan 2016-2036

15. The most relevant policies are:
16. Strategic policies

S1 (Delivering sustainable development);
S2 (Approach to new development);
S8 (Historic Environment)
S12 (Strategic footpath, cycleway and bridleway links)

17. Development Management policies:
DM1 (General criteria for new development);
DM11 (Nature conservation);
DM23 (Heritage Assets)
DM14 (Parking).
DM26 (Residential extensions and replacement dwellings in the countryside)
BU7 (Old Bursledon Special Policy Area)

Supplementary Planning Documents

18. Quality Places (November 2011);
Residential Parking Standards (January 2009);
Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound

National Planning Policy Framework

19. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

Planning Practice Guidance

20. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal:

Development Plan and / or Legislative Background

21. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

22. The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: “In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Principle

23. The site is located within the countryside and Policy DM26 allows extensions provided it would not be disproportionate in size to the existing dwelling, neighbouring properties or its plot. The site is also located within the Old Bursledon Special Policy Area, where policy BU7 is activated:
24. “Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:
- a. Do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted”
25. Policy BU7 goes on to say that development must have regard to the impact on the openness of the area, ensuring character is conserved and enhanced, and not to create a dwelling disproportionately larger than the one being extended or replaced. It also states that development should be subservient in form, scale and design to the existing building, not to contribute to urbanisation and not impact on the character of the area as viewed from the River Hamble.

Design and Appearance

26. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.
27. Since the application was submitted, there has been a substantial reduction in depth to the proposed extension, originally measuring 4m in depth. The objections received were based upon the originally submitted plans and not the amended ones.
28. The proposed extension would now be 1.8m in depth and sit to the southern side of the dwelling, extending the basement area of the dwelling, enlarging the balcony and games room below.
29. When calculating the volume increase of all previous extensions to the existing dwelling, and the proposed extension, it would comply with

policy BU7 as in total they are under the 25% increase allowed by the policy; as the planning permission from 2019 for a porch has since expired and was not implemented.

30. The proposed extension is modest in size and would use materials to match the existing dwelling, therefore in keeping with the character of the area.

Residential Amenity

31. Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
32. The properties within Kew Lane are well spaced, benefitting from large gardens and high hedge boundaries. Due to the topography of the site, the extension would be to the basement with an additional side window proposed in the existing elevation. The balcony above the extension would be extended the same depth.
33. As the high hedgerow would provide ample screening and the properties are substantially spaced, the proposals are unlikely to cause overlooking or overshadowing to neighbouring properties.

Impacts on Conservation Area and Public Right of Way

34. Within Policies S8 and DM12, it references the need to ensure development preserves or enhances the character and appearance of the Conservation Area. In addition, policy S12 seeks to avoid any adverse impacts to the Public Right of Way.
35. The proposed extension is small and would be sited to the rear of the property and be similar in appearance to the existing extension with materials to match. As such it is considered that it would not create an incongruous feature, have a detrimental effect or be noticeable and so, would not detract from the character and appearance of the Conservation Area or the function of the Public Right of Way.

Other matters

36. There has been no objection from the Ecologist, although they have requested an informative in regards to the construction and storing of materials.
37. Southern Water has also not objected and requested that that a condition is imposed regarding the protection of sewers, however, the sewer is far enough away from the proposed works that the condition suggested by Southern Water is not required.

Sustainability Measures and Climate Change

38. 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.
39. 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.

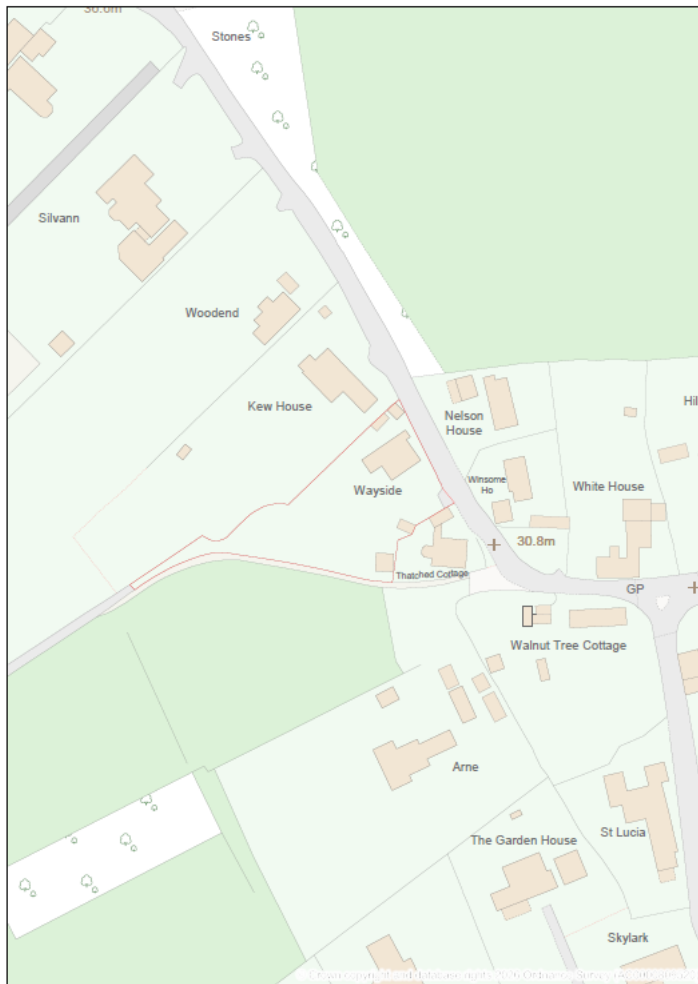
Equalities Implications:

40. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
 - a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Conclusion

41. The proposed rear extension and balcony is in keeping with the design of the existing dwelling and the character of the area, will not materially impact the amenity of neighbouring residents and would preserve the character and appearance of the Conservation Area. The proposal is in accordance with the development plan and complies with Policy BU7, as such, the application is recommended for permission.

H/26/101295



EASTLEIGH
BOROUGH COUNCIL



Address: **WAYSIDE, KEW LANE, BURSLEDON,**
SOUTHAMPTON, SO31 8DG

Date: 22/08/2026 | Scale: 1:1250