

DELEGATED OFFICER REPORT

Application Ref: H/26/101707

Site Address: BIRCH SPINNEY, HUNGERFORD, BURSLEDON, SOUTHAMPTON, SO31 8DE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations and additions to include single storey front extension and porch, infilling of front dormers, rear dormer extension, existing conservatory to be raised with new flat roof, small rear canopy together with fenestration changes and new external materials.

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Established Residential Area • Within The Old Bursledon Special Policy Area. • Adjacent to The Old Bursledon Conservation Area		

Planning History?	Yes ☒	No ☐
• Z/27449/000/00 - Dormer window - Permit - 03/04/1984 • Z/34329/000/00 - Construction of two storey side extension following demolition of existing garage and alterations to existing dormers - Permit - 02/01/1997 • LDC/26/100686 - Lawful Development Certificate for Proposed Construction of a) Detached Outbuilding (Studio/Gym/Garage/Home Office) b) Detached Carport - CLOPUD - Certificate Issued - 02/03/2026 • X/26/101011 - Removal of Condition 3 of planning permission WIR 9076 (Erection of a Bungalow) – Permit - 28/04/2026 • LDC/26/100685 - Lawful Development Certificate for Proposed Construction of a) a single storey, flat roofed, rear extension, b) an extension to the existing rear dormer and c) front porch – Withdrawn By Applicant - 24/06/2026		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Built Heritage Consultant:	No objection. The Council's Built Heritage Consultant considered that the proposal would give the dwelling a more cohesive contemporary appearance.		
Ecologist:	The Council Ecologist confirmed that the dwelling supports a soprano pipistrelle summer day roost and that a European Protected Species licence from Natural England will be required before any works affecting the roost commence. The mitigation and bat-habitat enhancements set out in the Bat Emergence Survey Report were considered appropriate. The Ecologist also advised that the Construction Environmental Management Plan (CEMP) would be satisfactory subject to the specified amendments.		

Site Visit:	Yes ☒	No ☐
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Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S5 and S8; and Development Management policies DM1, DM11, 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); and Old Bursledon Conservation Area Appraisal and Management Proposals.

Assessment:

Site context and surroundings

Birch Spinney is a detached chalet-style dwelling situated on the western side of Hungerford. The site lies outside the defined urban edge and is therefore within the countryside. It is also within the Old Bursledon Special Policy Area. The dwelling itself lies outside but immediately adjacent to the Old Bursledon Conservation Area.

The dwelling is set at a significantly lower level than Hungerford and is set back from the lane behind a substantial hard-surfaced driveway. The land slopes down westwards towards a stream. Mature trees and vegetation within and around the site provide a high degree of screening.

The prevailing built form in the immediate area comprises detached bungalows and chalet bungalows dating principally from the 1960s and 1970s. These contrast with the small group of Victorian cottages situated around the bend in the lane to the north.

Proposal

The application seeks planning permission for alterations and additions to the dwelling, comprising a single-storey, flat-roofed extension and glazed entrance porch on the front elevation; an infill extension linking the existing front dormers; the widening and recladding of the rear dormer; the raising of the walls of the existing rear conservatory and replacement of its pitched glazed roof with a flat roof and rooflight; a shallow canopy on the rear elevation; and associated fenestration alterations and changes to the external materials.

The proposed external materials comprise white render and anthracite-grey aluminium cladding, with anthracite-grey aluminium windows and matching external doors. Grey uPVC fascias and soffits and black rainwater goods are also proposed. The principal entrance door would be a coloured composite door.

Policy and Principle

- The application site lies outside the defined urban edge and is therefore situated within the countryside. It also lies within the Old Bursledon Special Policy Area. Strategic Policy S5 of the Eastleigh Borough Local Plan (2016-2036) seeks to protect the character and appearance of the countryside, while Policy DM26 sets out the circumstances in which residential extensions within the countryside may be permitted. Policy BU7 applies more specific controls within the Old Bursledon

Special Policy Area, including a requirement that extensions should not cumulatively increase the volume of the dwelling as it existed when the conservation area was designated in 1982 by more than 25%. Development must also conserve the space and openness between buildings, remain proportionate and subservient to the existing dwelling, avoid contributing to the cumulative urbanisation of the area and not be detrimental to the area's character as viewed from the River Hamble.

- 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 floorspace 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 introduce white render and anthracite-grey aluminium cladding, which differ from the materials currently found on the dwelling and would create a more contemporary appearance. Notwithstanding this change, the proposed materials and alterations would provide a more cohesive treatment than the dwelling's existing mixture of finishes and additions. The contemporary appearance would also have a visual relationship with the treatment of the neighbouring dwelling to the north. The resulting dwelling would therefore not appear incongruous within its surroundings.
- The single-storey additions would remain visually subordinate to the host dwelling. The dormer alterations would be contained within the existing roof form and would not compete with the principal roof ridge. As a result, the additions would remain proportionate to the existing dwelling and would not result in a building that appeared excessively large in relation to its plot or neighbouring properties. Moreover, the proposed works would be closely contained around the existing dwelling and would not diminish the space between buildings.
- The dwelling occupies a significantly lower position than Hungerford and is set well back from the lane. Its siting, the surrounding topography, and the mature vegetation substantially limit its prominence in wider views. Given the scale and position of the proposed works, the development would not be detrimental to the street scene and the character of the area.
- The dwelling lies immediately adjacent to but outside the Old Bursledon Conservation Area. Given its relatively discreet position and the cohesive design of the proposed alterations, the development would preserve the setting and significance of the conservation area. The Council's Built Heritage Consultant has raised no objection and therefore concluded that the proposal would not harm its setting.
- The submitted volume calculations identify the cumulative volume of the existing post-1982 additions and the proposed additions would be approximately 122.85 cubic metres, equivalent to approximately 23.4% of the original dwelling. On the information submitted, the proposal would therefore remain within the 25% limit

established by Policy BU7.

Impact on residential amenity

- NDMP P3 of the NPPF (2026) and Policy DM1 of the Local Plan requires all development to preserve the amenity of neighbouring residents and where possible enhance it to provide a high standard of amenity for existing and future occupiers.
- The closest neighbouring dwelling is to the north. The proposed extensions would be principally contained to the front and rear of Birch Spinney and would not significantly reduce the separation between the two dwellings. Having regard to this separation, the modest scale and height of the proposed additions, the lower position of Birch Spinney relative to the surrounding land, and the existing boundary treatment, the development would not result in an unacceptable loss of light or have an overbearing or unduly enclosing effect upon the neighbour.
- The north elevation of Birch Spinney already contains two first-floor windows. Although these windows would be replaced or altered as part of the proposal, no additional first-floor windows are proposed within this elevation. Having regard to the established relationship between the properties, the separation distance and the intervening boundary treatment, the proposal would not materially increase overlooking or result in an unacceptable loss of privacy. The principal additional and altered openings on the front and rear elevations would also not direct towards the neighbouring dwelling.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The site lies in red and amber great crested newt impact risk zones, adjoins a tributary of the River Hamble and lies opposite Piland's Wood Lower SINC/ancient woodland. The Council Ecologist also identified nearby bat and great crested newt records and wider records of hedgehog and adder.
- The applicant ecologist's response demonstrated that the works and construction areas are predominantly existing hardstanding of negligible ecological value. The Council Ecologist confirmed that no further survey was required for great crested newts, reptiles or hedgehogs, provided an acceptable precautionary CEMP is followed.
- The Bat Emergence Survey Report records the dwelling as a soprano pipistrelle summer day roost. A Natural England European Protected Species licence is therefore required before works affecting the roost. The Council Ecologist confirms that the survey effort, proposed supervised working method and bat-habitat enhancements in sections 6.3 and 6.4 are appropriate.

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 would not alter the existing vehicular access from Hungerford. Although the extensions would occupy a small part of the existing hard-surfaced area, the site would retain sufficient off-street parking to accommodate at least three vehicles, in accordance with the Council's adopted parking standards for a four-bedroom dwelling. The development would therefore provide adequate off-street parking and would not have an unacceptable impact upon the safety or operation of the highway.

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 ☐