



Bishopstoke, Fair Oak and Horton Heath Local Area Committee

31 January 2024





Planning Guidelines



How Proposals Are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**
- The Development Plan –adopted Eastleigh Borough Local Plan 2016-2036 and Hampshire Minerals and Waste Plan.



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- National Planning Policy Framework (December 2023) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific policies;
- Site specific matters – highway matters, residential amenity, infrastructure, biodiversity, contaminated land, noise, drainage;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.

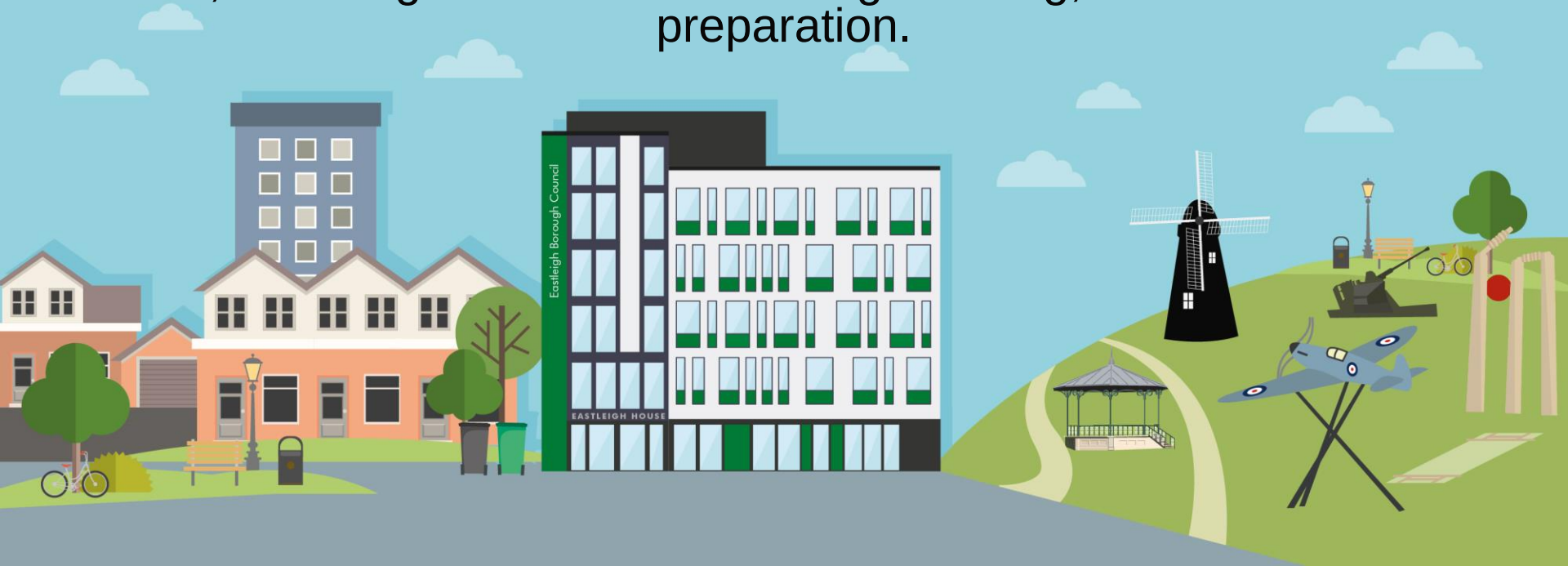


Agenda Item 10

F/23/95549

Brighstone, Botley Road, Horton Heath, Eastleigh, SO50 7DT

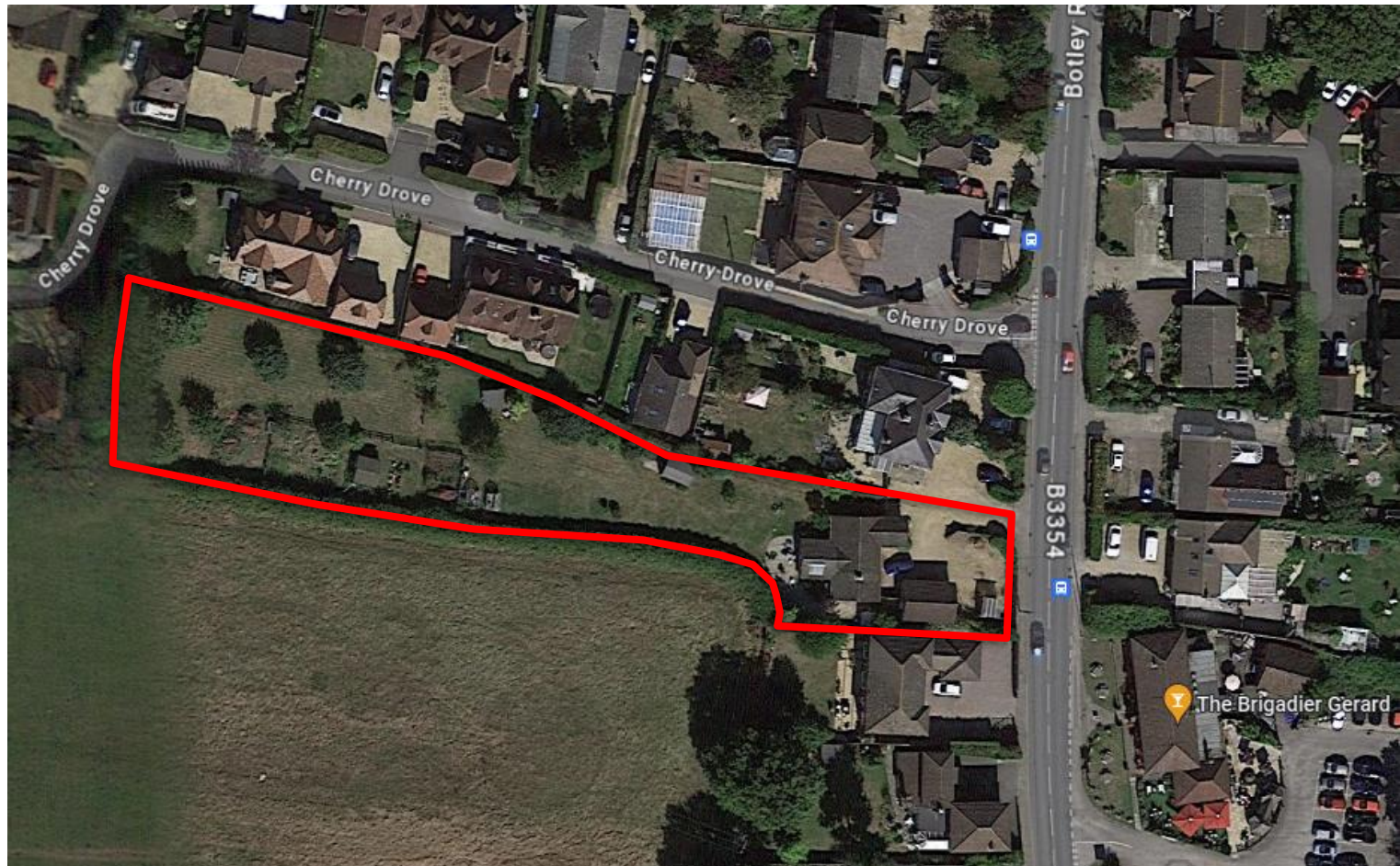
Construction of 5No. dwellings, landscaping, parking and associated works, following demolition of existing dwelling, site clearance and preparation.



Location Plan:



Existing Site:



Existing Site:



View through Botley Rd entrance—'Brighstone' to LHS, 'Neerome' to RHS, and No.14 Cherry Drove behind and central.



Looking south along Botley Rd—'Brighstone' to RHS.



Looking north along Botley Rd—garage roof of 'Brighstone' just visible.



Existing Site:



Neighbouring property to north fronting Botley Rd—'Neerome'



Rear elevation of existing bungalow.



Looking towards neighbouring property to south fronting Botley Road—'Meadow View'



Existing Site:



View looking west
towards rear.



View looking west
towards rear from
approx. halfway down
garden.



Rear western boundary



Existing Site:



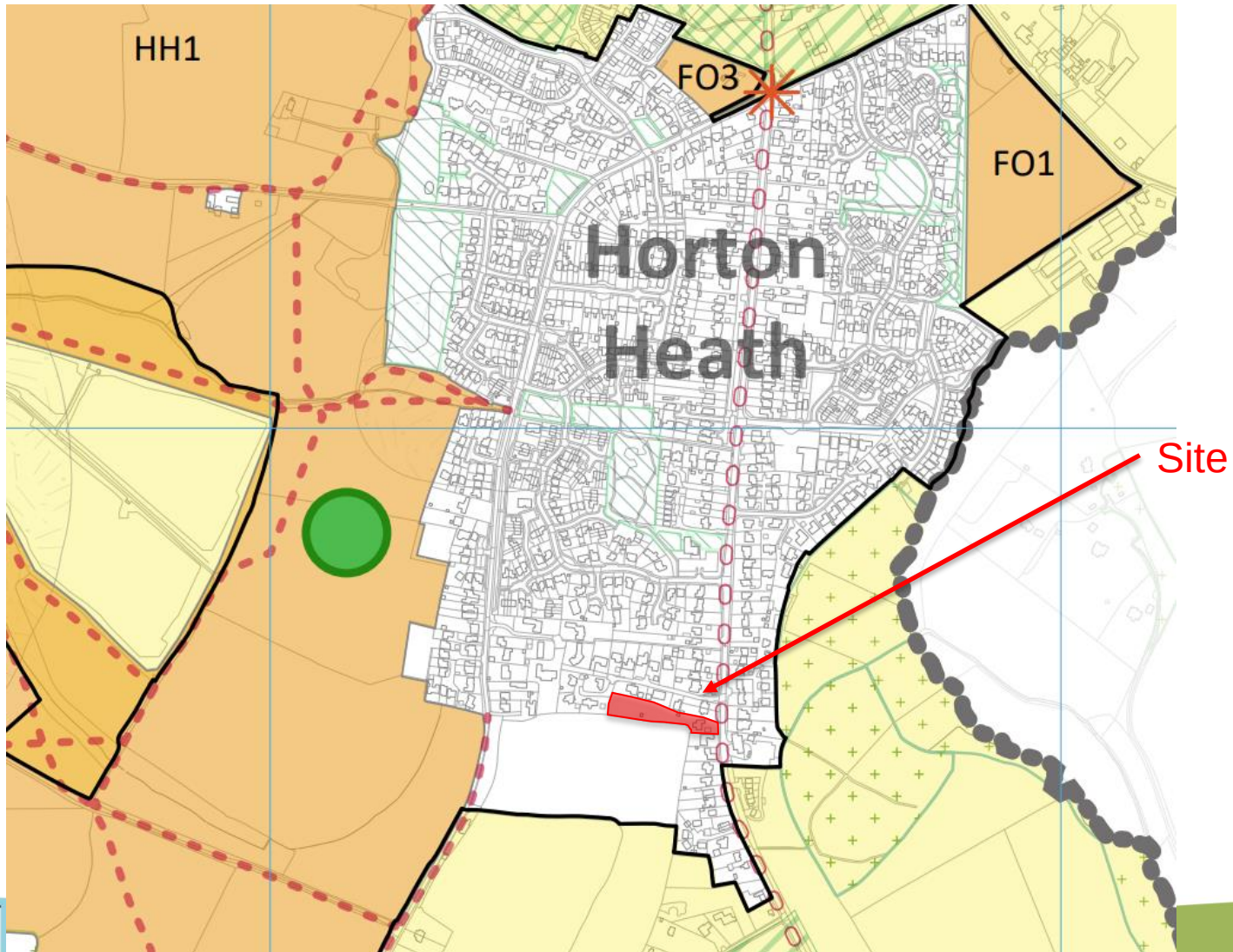
Rear elevation of
'Southview'.



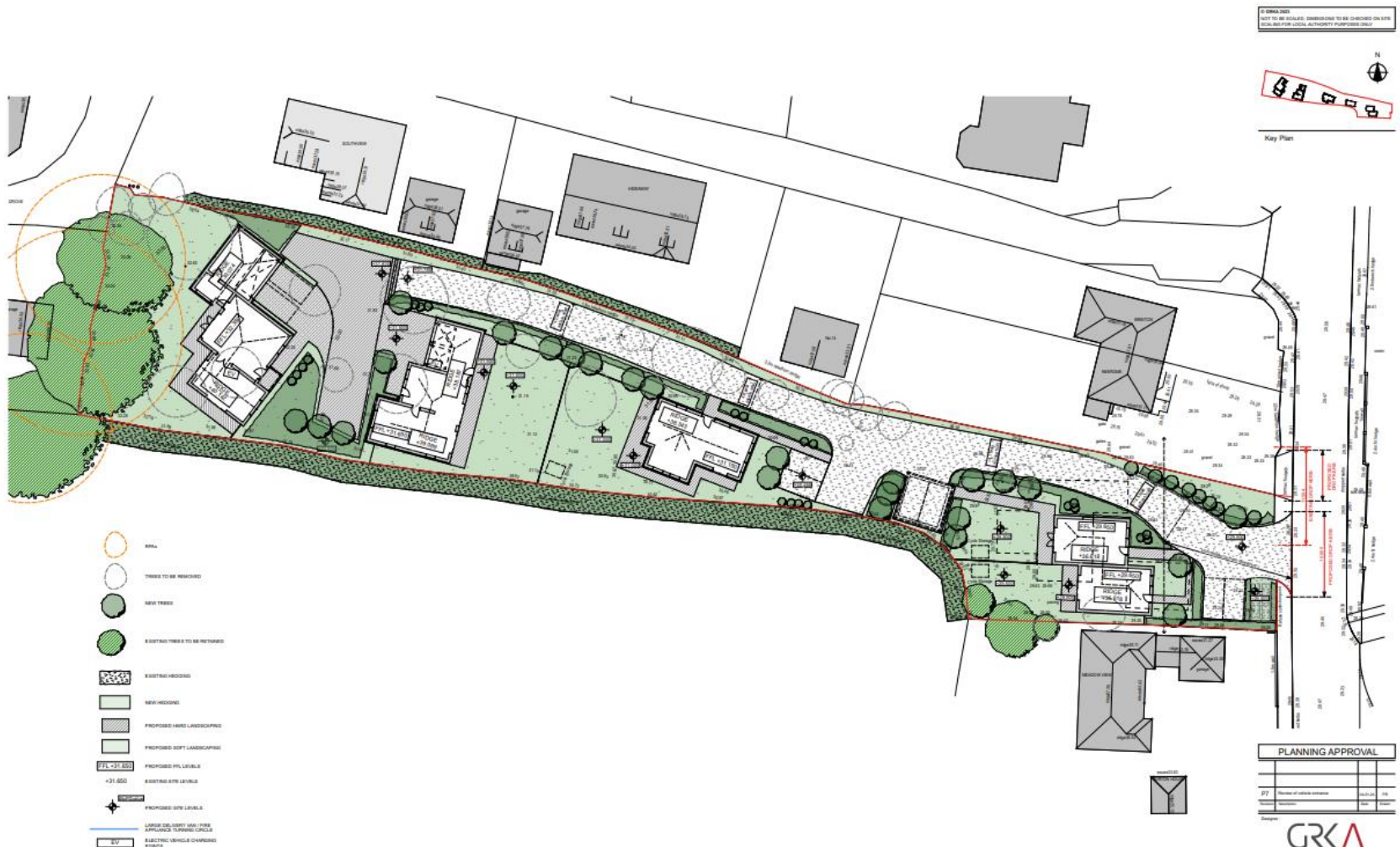
View of neighbouring
property to north
'Hideaway'



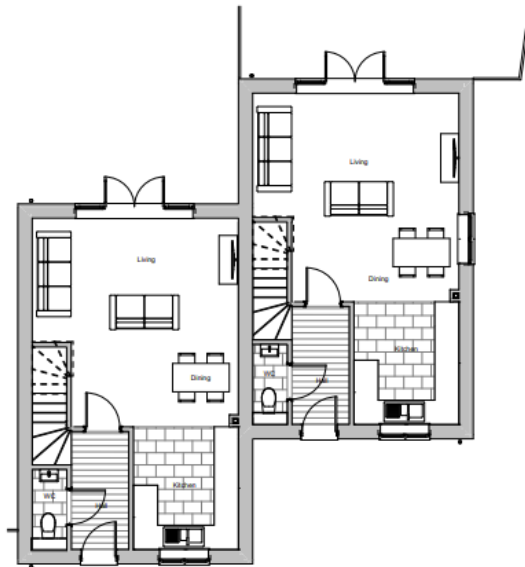
Site Context:



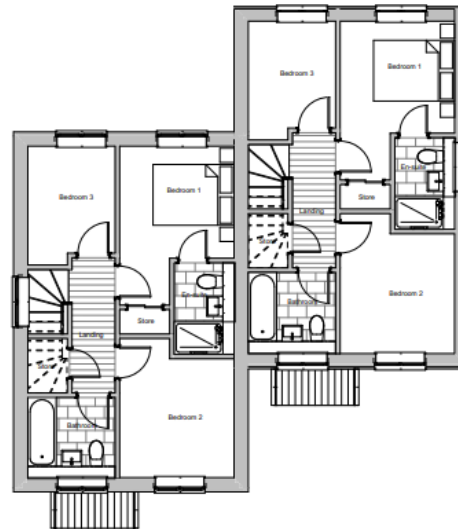
Proposals: Layout



Proposals: Plots 1 & 2

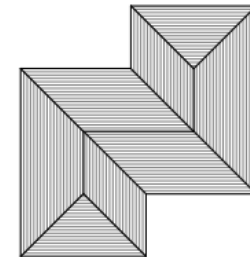
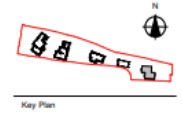


Ground Floor
1:50



First Floor
1:50

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NOT TO BE USED: DIMENSIONS TO BE CHECKED ON SITE
FOR LOCAL AUTHORITY PURPOSES ONLY



Roof Plan
1:100



PLOT 1-2 - EAST ELEVATION
1:100



PLOT 1-2 - SOUTH ELEVATION
1:100



PLOT 1-2 - WEST ELEVATION
1:100



PLOT 1-2 - NORTH ELEVATION
1:100

MATERIALS SCHEDULE

- 1 Facing brickwork
- 2 Tile hanging wall finish
- 3 White UPVC windows
- 4 White upvc soffit and fascia
- 5 Black upvc rainwater goods
- 6 Slate roof covering

PLANNING APPROVAL

Item	Description	Reference	Status
PS	Condition precedent with planning	17/04/22	PS
P4	Condition precedent with planning	17/04/22	PS
PS	Condition precedent with planning	17/04/22	PS



Project:
Brighton, Botley Road
Proposed Residential development

Project:
PLOT 1, 2 Plans & Elevations

Date:
April 2023
Drawing No:
20/001/101
Revision:
PRELIMINARY
PS

HOUSE TYPE 1

Plot 1, 2
House type area 84m² / 904ft²



BOROUGH COUNCIL

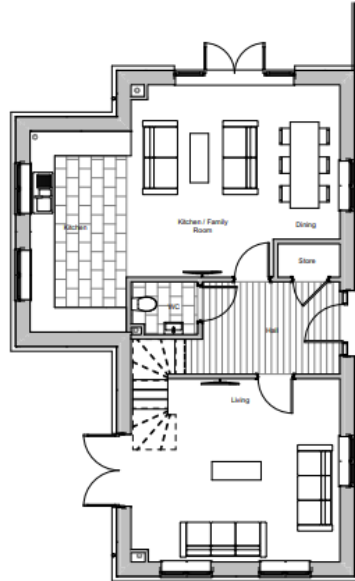


Proposals: Plot 3

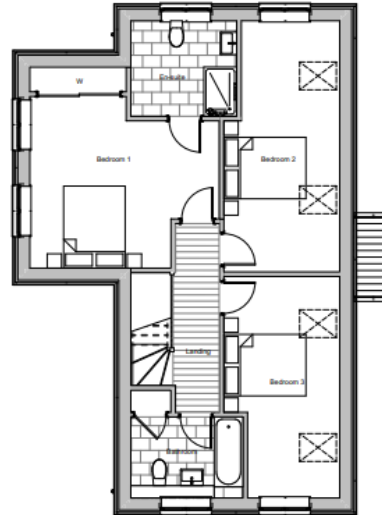
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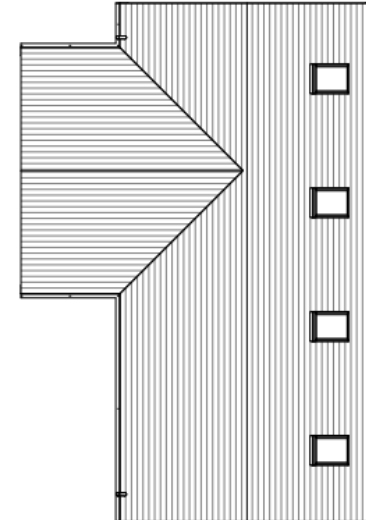
Key Plan



Ground Floor
1:50



First Floor
1:50



Roof Plan
1:50



- MATERIALS SCHEDULE**
- 1 Facing brickwork
 - 2 Tile hanging wall finish
 - 3 White UPVC windows
 - 4 White upvc soffit and fascia
 - 5 Black upvc rainwater goods
 - 6 Slate roof covering



PLOT 3 - EAST ELEVATION
1:100



PLOT 3 - NORTH ELEVATION
1:100



PLOT 3 - WEST ELEVATION
1:100



PLOT 3 - SOUTH ELEVATION
1:100



HOUSE TYPE 2

Plot 3
House type area 142m² / 1528m²

PLANNING APPROVAL			
PS	Complete development with planning	11/04/21	PA
PA	Complete development with planning	11/04/21	PA
PA	Complete development with planning	11/04/21	PA



Project:
Brightstone, Bailey Road
Proposed Residential development

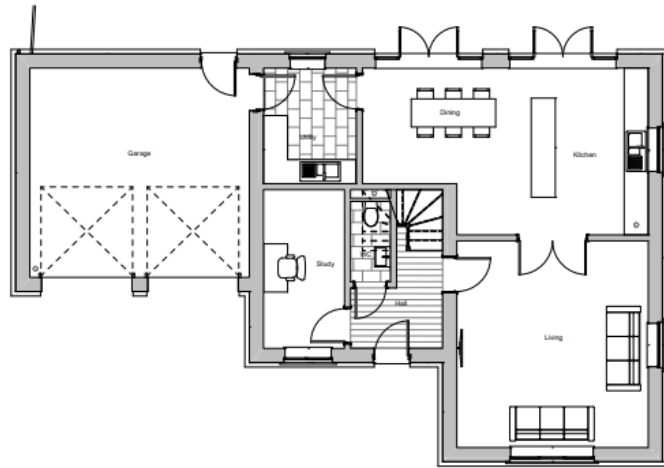
Drawings:
PLOT 3 Plans & Elevations

Date:	Scale:
April 2021	1:50, 1:100 (as A1)
Drawing No:	Revised:
20 / 001 / 102	PRELIMINARY
Author:	PS

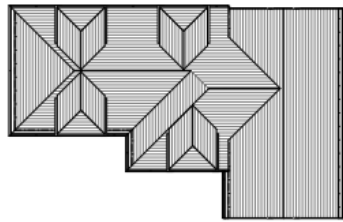
BOROUGH COUNCIL



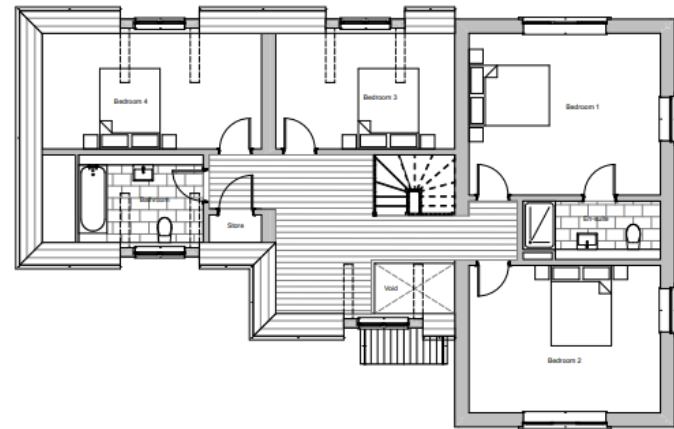
Proposals: Plot 4



Ground Floor
1:50



Roof Plan
1:100



First Floor
1:50

IT CONSOLE
NOT TO BE ACQUIRED. CONSTRUCTION TO BE CHECKED ON SITE
LOCAL AUTHORITY PURPOSES ONLY



Key Plan

- MATERIALS SCHEDULE**
- 1 Facing brickwork
 - 2 Brick plinth detail
 - 3 Tile hanging wall finish
 - 4 White UPVC windows
 - 5 White upvc soffit and fascia
 - 6 Black upvc rainwater goods
 - 7 Slate roof covering

PLANNING APPROVAL			
PA	Application number and date submitted	12/24	1/25
PA	Application number and date submitted	12/24	1/25
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GRCA
GREEN ROOFTOP CONSULTANTS

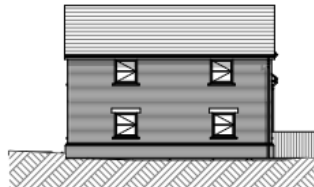
Project:
Brightstone, Botley Road
Proposed Residential development

Drawings:
PLOT 4 Plans & Elevations

Drawn:
Date:
20 / 01 / 2025
Scale:
1:100, 1:50, 1:50 (EAT)
Drawing No:
20 / 01 / 103
Revision:
PRELIMINARY
P4



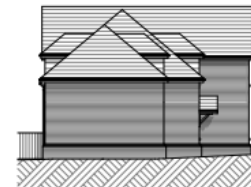
PLOT 4 - WEST ELEVATION
1:100



PLOT 4 - SOUTH ELEVATION
1:100



PLOT 4 - EAST ELEVATION
1:100



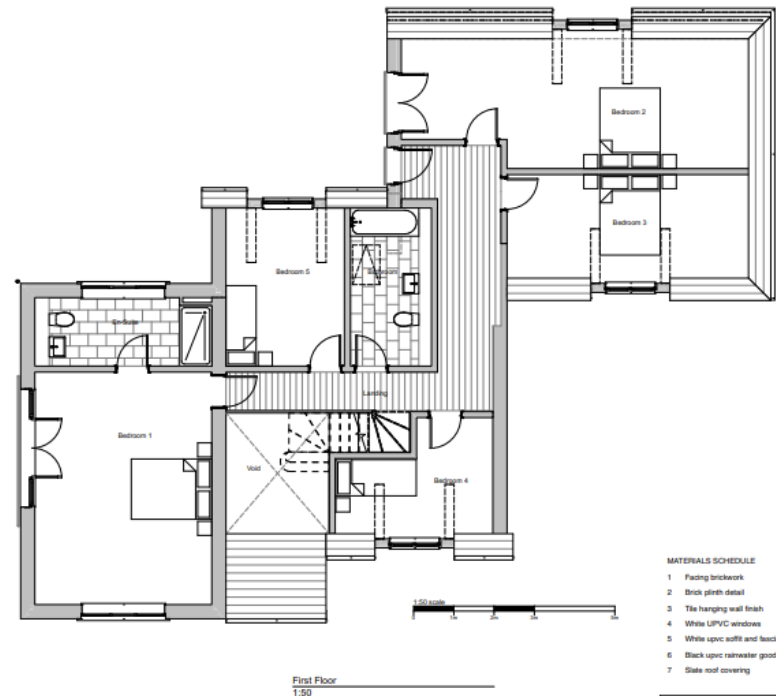
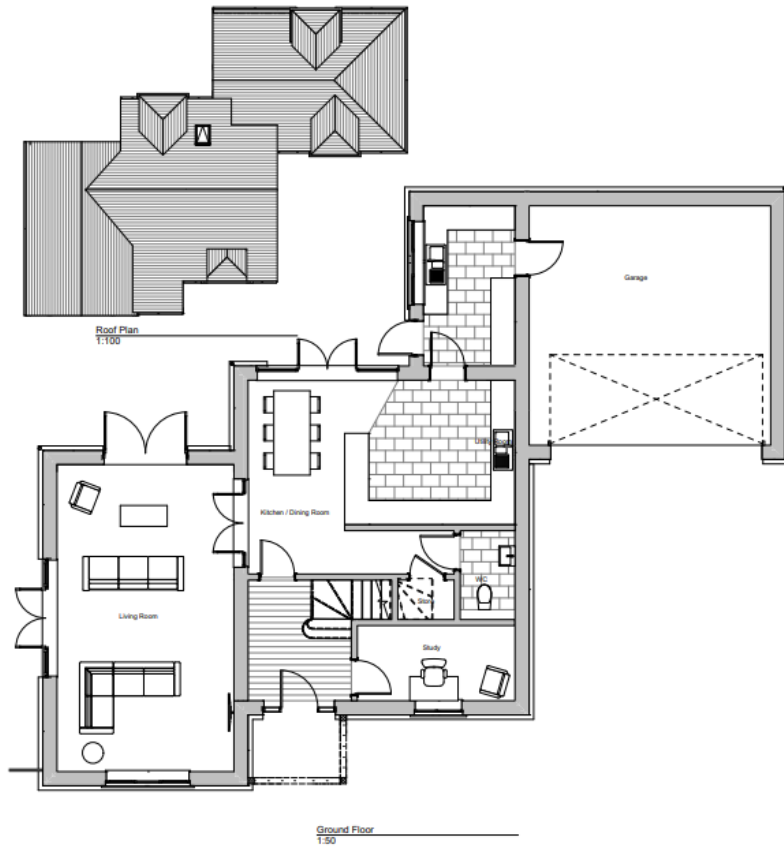
PLOT 4 - NORTH ELEVATION
1:100

HOUSE TYPE 3

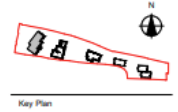
Plot 4
House type area 187m² / 2012b2

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

Proposals: Plot 5



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- MATERIALS SCHEDULE**
- 1 Facing brickwork
 - 2 Brick plinth detail
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 - 7 Slate roof covering

PLANNING APPROVAL

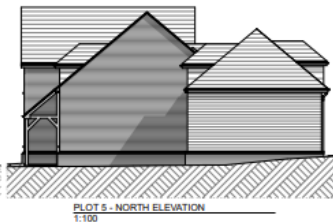
Item	Description	Date	Status
PS	Application for planning	11.02.20	PS
PS	Application for planning	11.02.20	PS
PS	Application for planning	11.02.20	PS

Designer
GRCA
www.grca.co.uk

Project
Brightons, Barley Road
Proposed Residential development

Drawn
PLOT 5 Plans & Elevations

Date
April 2022
Drawing No.
20/001/104
Scale
1:100 (PLAN)
Revision
PRELIMINARY
PS



HOUSE TYPE 4

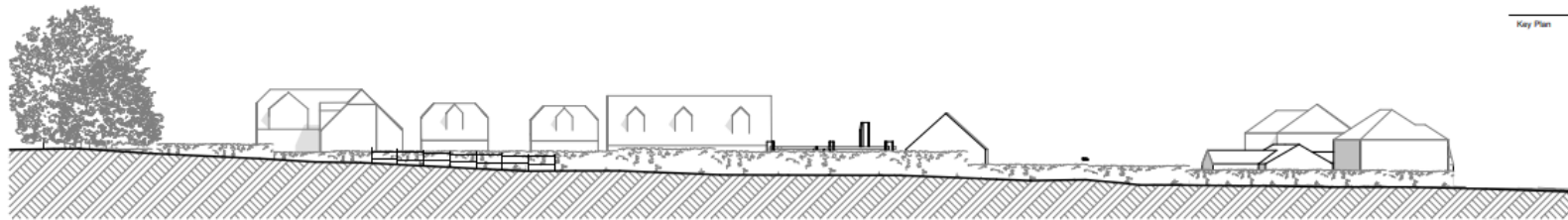
Plot 5
House type area 220m² / 2374ft²

Proposals: Sections/Street Scene

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Key Plan



Existing Site Elevation
1:200



Proposed Site Elevation
1:200



Existing Site Elevation 2
1:200



Proposed Site Elevation 2 (1)
1:200

PLANNING APPROVAL			
P01	Site Allocation	1:1000	PA
P02	Design and Access Statement	1:1000	PA
P03	Environmental Impact Assessment	1:1000	PA
P04	Archaeological Assessment	1:1000	PA
P05	Ecological Assessment	1:1000	PA
P06	Historic Environment Assessment	1:1000	PA
P07	Other	1:1000	PA

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Brighthelm, Botley Road
Proposed Residential development

Site Elevation

Date:	Date:
April 2021	1:200 (B4)
Version:	Author:
20 / 001 / 105	PRELIMINARY
	PA



Updates:

- No response received from Natural England



Assessment:

- Within the Urban Edge – Acceptable in principle
- Layout – Makes good use of site whilst limiting impact
- Form, Scale & Design – Appropriate for character of locality
- Access & parking acceptable
- Ecological mitigation & enhancement secured



Assessment (cont...):

- No physical impact on protected trees
- Landscape & tree planting proposed
- Drainage & servicing workable
- Amenity acceptable for future occupiers
- Neighbour amenity – Acceptable on balance



Recommendation:

Subject to:

- Receipt of the outstanding consultation response from Natural England, and any actions required as a result of comments received; and
- Securing mitigation towards recreational impact of the development upon the Solent and New Forest SPAs.

Delegate to Service Director for Planning and Environment to **PERMIT**



Revised Recommendation:

Delegate to Service Director for Planning and Environment in consultation with Chair and Vice-Chair to **REFUSE** on grounds of:

- Impact upon residential amenity of neighbouring properties
- Future pressure upon protected trees and wider ecology
- Failure to secure mitigation for impact upon Solent and New Forest SPAs, and Itchen SAC

