

DELEGATED OFFICER REPORT

Application Ref: H/24/96678

Site Address: EDENBRIDGE HOUSE, SCHOOL ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8BW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Increasing the height of the existing gate pillars

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Old Bursledon Special Policy Area • Within Old Bursledon Conservation Area • Adjacent to a Listed Building		

Planning History?	Yes ☒	No ☐
• H/22/92544 - Construction of two storey rear extension and elevational alterations - Permit - 21/06/2022 • H/22/93338 - Retention of existing gate piers and the installation of a new vehicular entrance gate - Permit - 29/09/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One objection was received regarding the proposed development. The neighbour emphasised the significance of the Grade II listed building and questioned the disregard for previous comments from the Built Heritage Consultant.		
Parish Council:	No objection.		
Built Heritage Consultant:	Only causing minimal harm.		
Historic England:	Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.		

Site Visit:	Yes ☒	No ☐
Details: The applicant provided recent photographs dated 25/01/2024, confirming that the approved entrance gate in H/22/93338 has not been installed. Subsequently, on 02/02/2024, while passing by the application site from outside, I verified this information. From this external observation, it was also confirmed that the gate pillars have remained unchanged since my last visit on 12/08/2022.		

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, S5 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 23)

Assessment:

Edenbridge House was formally part of the front garden of The Old Rectory. Set within a generous plot, the site is generally level with lawn surrounded with flower beds and mature trees with hedging on the boundaries. The property abuts School Road and Kew Lane and is accessed via a private drive shared with The Old Rectory opening onto a large gravel courtyard area, providing ample parking. The entrance to the site currently comprises of an open access between existing gate piers. The surrounding area is a relatively low density mixed residential area of the Old Bursledon. The original designs of the neighbouring properties have been modified over time and has resulted in a varied and vibrant appearance with no particular dominance of style but principally with heights of two storeys. The immediate neighbour is The Old Rectory, a Grade II Listed Heritage Asset. The application proposes an increase in the height of the existing gate pillars, which currently stand at 1528mm and are constructed with weathering and soldier courses. Given the approval of a 1900mm high sliding gate in 2022, the applicant aims to raise the existing gate pillars to 2070mm. This will involve the removal of the existing weathering and soldier courses and the addition of a sufficient number of standard brick courses.

Principle

- 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 application site lies outside of the urban edge and is in close proximity to the neighbouring Grade II Listed Building, The Old Rectory. Therefore, the policy requirements and criteria in Policy DM12 are relevant. The policy states that the proposed development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

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

- The proposal aims to increase the height of the existing gate pillars from 1528mm to 2070mm. During the site visit, it was observed that mature hedges surround the existing entrance and gate pillars, limiting visibility from School Road to a glimpse of one pillar. The proposed 542mm height increase is considered a relatively minor alteration that is unlikely to be prominently visible from the street scene, and therefore it is anticipated that the proposed changes will not have a detrimental impact on the street scene or the overall character of the area.
- Furthermore, the closest neighbouring properties such as The Old Rectory and Stable Cottage feature gate pillars that are taller than their respective entrance gates. Therefore, the proposed design, which raises the pillar's height to exceed that of the approved entrance gate, is consistent with the existing character and appearance of the immediate vicinity. Such a design approach is not uncommon and is considered to enhance the overall aesthetic of the application site when viewed from the street scene.

Impact on the Listed Building

- The Built Heritage Consultant has provided comments regarding the proposed development's impact on the setting of the Listed Building. It was advised that the gate pillars of The Old Rectory, standing at approximately 3.0m in height with detailed brickwork in a yellow colour, create a majestic presence. In contrast, the gate pillars for the application site are plain and narrower, constructed in red/brown brick with simple weathering detail. The Built Heritage Consultant notes that the existing separation of the two sets of gate pillars by a mature hedge currently mitigates the impact on the adjacent Grade II Listed Building. Additionally, raising the gate pillars by the proposed amount, using matching materials, and retaining the adjacent hedging, would ensure that they remain subservient to the main gates of The Old Rectory, thus minimising any potential harm to the Listed Building's setting within Zone 6 of the Old Bursledon Conservation Area.
- In light of the Built Heritage Consultant's suggestion that the proposed changes would cause only minimal harm to the setting of the Listed Building, it is believed that the proposed additional height would not detrimentally affect the adjacent Listed Building to a degree that warrants refusal.
- In response to the neighbour's objection, it is important to clarify that the comments made by the Built Heritage Consultant in the previous planning application (H/22/93338) primarily focused on the details of the material and finishes of the proposed entrance gate. The consultant's comments did not explicitly state that the pillars should not be increased in height.

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.
- Given the nature, height, and scale of the proposed development, it is considered unlikely that the additional height to the existing gate pillars would have a significant harmful impact on the amenity of neighbouring properties.

Trees and landscaping

- There are no significant trees, or any trees protected by a Tree Preservation Order in close proximity to the gate pillars. As such, there are no concerns regarding the impact of the proposed development on trees in this regard.

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 proposed additional height to the existing gate pillars is not considered to impact the current parking arrangement or affect shared vehicle access. Furthermore, due to their distance from School Road, it is unlikely to pose a highway safety issue.

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 2025; (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, 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.

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 ☐