

DELEGATED OFFICER REPORT

Application Ref: H/23/96580

Site Address: HAMBLEWELL, CHURCH LANE, BURSLEDON, SOUTHAMPTON, SO31 8AB

Case Officer: Claire Campbell-Best

Description: Conversion of loft into habitable accommodation with 10no. rooflights and 2no. second floor windows to the north and western elevations

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Conservation Area – Old Bursledon Old Bursledon Special Policy Area (Policy BU7) Public Right of Way 25m Buffer Oil Pipeline (north of the site)		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
LDC/23/95926	Lawful Development Certificate for a Proposed Use or Development: Building works associated with converting existing loft space into habitable rooms. New insulation, rooflights and staircase	Certificate Not Issued – 06/10/2023
F/18/83292	Subdivision of plot and construction of two bedroom single storey detached dwelling with access from Church Lane, and construction of detached single garage for existing dwelling	Refuse – 15/01/2019 Allowed at appeal – 12/04/2019
X/05/52994	Siting of 2no. mobile homes for living accommodation and storage in connection with development permitted by Z/25773/004/00 for a temporary period	Temporarily Approve – 21/03/2005
Z/25773/004/00	Siting of two mobile homes for living accommodation and storage for a temporary period during construction	Temporarily Approve – 18/03/2003
Z/25773/003/00	Construction of replacement dwelling and 3-bay garage/carport	Permit – 31/10/2002

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>One objection received from Croft House (summarised):</u> • Increase in vehicles as a result of the development. • No on-site parking for construction vehicles. • Limited parking on site.		
Bursledon Parish Council:	Bursledon Parish Councillors had no objection to this planning application however asked for the increase in the volume of habitable space to be checked to ensure that conservation policies were not breached.		
Built Heritage Consultant:	<u>No objection</u>		

	This proposal will make use of the existing built volume while not having a negative effect on the setting of the local historic church of St. Leonard's.
Ecology:	<u>Comments upon review of the Preliminary Roost Appraisal:</u> I have reviewed the Preliminary Roost Appraisal by Vesper Ecology Conservation and Ecology (April 2024). The building has been assessed to have negligible bat roost potential, so no further surveys are required. As mentioned in the report, if works do not start within 12 months or if the scope of the works changes, an updated survey will be required. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works <u>Original comments received 28/12/2023:</u> There are records of bats very close to this site. The photo of this house on Google maps shows that there are hanging tiles on the upper elevations of at least two sides of the house. A preliminary bat roost appraisal survey is required. The surveyor should also recommend the most appropriate biodiversity enhancements for this property. Biodiversity enhancements will be required. A bat brick/box and a swift brick/box may be appropriate for this property.
HCC Access Development Officer (Public Rights of Way):	<u>No objection</u> Informative to the applicant advised
Southern Water Services:	<u>No objection</u> Guidance notes provided
Old Bursledon Action Group:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 18/01/24 – no access to the rear of the site		

Legislation:
Section 38 (6) of the Planning Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> The site also lies with a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Area) Act 1990 states:- <i>"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."</i>
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 and S2; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals – BHH 23, Old Bursledon Conservation Area – Zone 3.

Assessment:

Site and Surroundings

The application site contains a large detached two storey dwelling located on the southern side of Church Lane and falls within the Old Bursledon Conservation Area. The property is set back from the road by a gravel driveway and there is a detached single garage southwest of the main dwelling. Planning permission F/18/83292 involved the sub-division of the plot to Hamblewell to the south and included the construction of a single storey dwelling. As a result of this subdivision the existing plot to Hamblewell is smaller in size but still considered to be a relatively good-sized plot.

The wider surroundings comprise of one and two storey detached and semi-detached dwellings of varying character and design. To the southwest of the site lies St Leonard's Church a Grade II listed building and there is a Public Right of Way to the west of the site.

Proposal

This application seeks approval for a loft conversion to provide habitable accommodation. This would include two bedrooms with ensembles and a games room. Internal alterations would be carried out on the first floor to allow for a staircase to the proposed second floor. The existing bedroom two would be altered to create a dressing room for bedroom one and a stair lobby.

The proposed loft conversion would utilise the existing volume within the dwelling; there would be no additional built form to the roof. The conversion would have 10no. rooflights serving the bedrooms and games room; three to the northwestern roof slope, two the northern roof slope and five to the southern roof slope. There would also be 2no. second floor windows serving the ensembles to the north and western elevations. All rooflights and windows would match the current fenestration to the host dwelling.

Principle

The general principle of development in the countryside is not usually acceptable. However, the application site is an existing residential dwellinghouse, whereby extensions and alterations as such are considered acceptable in principle.

The application site also falls within Zone 3 of the "Old Bursledon" Conservation Area. Thus triggering Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which required the local planning authority, or as the case may be, the Secretary of State, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The site is also covered by Policy BU7 which states residential extension and replacement dwellings in the Old Bursledon Special Policy Area 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 be permitted;
- b) Have regards to the impact of the space between buildings and the openness of the area, ensuring that the character of undeveloped landscape between buildings is conserved and enhanced;
- c) Do not create a dwelling disproportionately larger than the one that is being extended or replaced;
- d) Are subservient to and in proportion to the existing building form, scale and design;
- e) Do not contribute to the cumulative urbanisation of the area; and
- f) Are not otherwise detrimental to the character of the area as viewed from the River Hamble

Character and Appearance

- The design of the loft conversion and 2no. additional windows is suited to the host dwelling in terms of its form, scale and appearance. The proposal would also not have a negative impact upon the setting of St Leonard's Church.
- While it is acknowledged the conversion proposes a large amount of rooflights, they would be of a proportionate size and spread out across the roof. The majority of the rooflights would not be visible to the public realm or on the approach to Hamblewell when travelling up Church Lane. As such the rooflights are not considered to be obtrusive and would have minimal impact on the character area.
- The Built Heritage Consultant has raised no concerns to the proposal but has stipulated the proposed rooflights should be installed with the glass level with the roof finish. This will be secured by condition.
- The insertion of 2no. second floor gable windows is considered appropriate and breaks up a relatively large area of plain brickwork to give more interest to the north and western elevations. The windows are placed centrally and align well with the existing windows to the host dwelling.
- The comment from the Parish is noted, however, the conversion of the loft would utilise the existing volume and would not result in the creation of additional built volume. As such, the proposal is compliant with Policy BU7.
- Overall, the proposal is non-obtrusive, it would continue to be respectful to the Old Bursledon Conservation area.

Residential Amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. The rooflights are above head height and are unlikely to cause any overlooking. The proposed windows serve ensembles and would naturally be obscured glazed to protect the privacy of the occupants. Furthermore, these windows would either face the street, which is accepted and tolerated or green, open space and are unlikely to cause privacy or overlooking issues.
- The objection from Croft House has been noted, in particular any contractor parking during building works. A considerate builder's note will be added to the decision notice to bring this to the applicant's attention.

Highway Safety and Parking

- As a result of the proposed development, the property will have an additional bedroom with 5no. bedrooms in total. This does not increase the need for additional off-street parking of 3no. parking spaces as set out in the Residential Parking Standards SPD. It was noted on the site visit the required parking can be accommodated to the front of the site and by the detached single garage. As such, there are no highway or safety concerns.

Ecology

- The Council's Ecologist was consulted upon due to the nature of the proposals who requested a preliminary bat roost appraisal. A Preliminary Roost Appraisal by Vesper Ecology Conservation and Ecology was received 18 April 2024. The Council's Ecologist has reviewed the appraisal and is satisfied the building has negligible bat roost potential and no further surveys will be required. They have advised biodiversity enhancements by way of informative.

Other Matters

- A Public Right of Way lies to the west of the site. The Hampshire County Council Access Development Officer had no objections to the proposal but advised an informative to the applicant to ensure this PRoW remains unobstructed during the proposed conversion work.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 Environment 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.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐