



Planning, Design and Access Statement

Cherry Court, Salterns Lane, Bursledon, SO31 8DH

09 May 2024

CONTENTS

1	INTRODUCTION	3
2	SITE CONTEXT AND HISTORY	5
3	DESIGN EVOLUTION	16
4	PROPOSAL	24
5	POLICY CONTEXT	33
6	OTHER MATERIAL CONSIDERATIONS	35
7	PLANNING ASSESSMENT	37
8	CONCLUSION	43
9	APPENDIX 1 - POLICIES	45

1 INTRODUCTION

INTRODUCTION

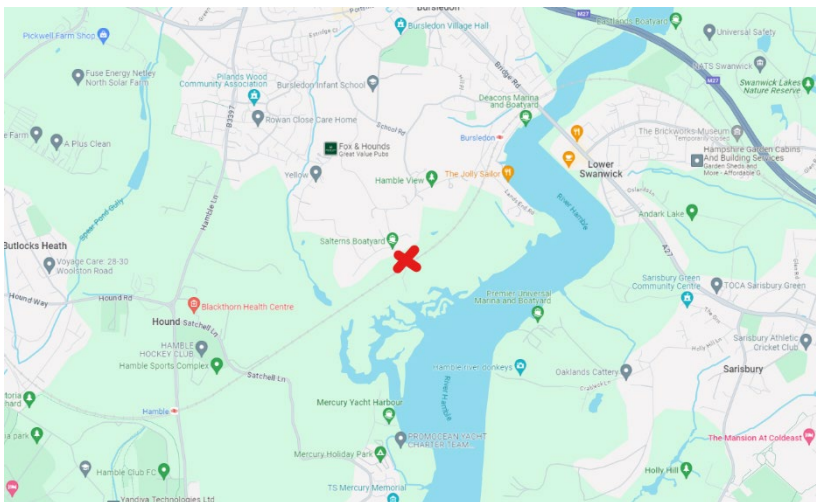
- 1.1 Following the withdrawal of a previous application, this statement has been prepared by Wessex Planning Ltd on behalf of Mr Patrick Reilly in support of a new planning application for the demolition of the existing dwelling and its replacement with a new dwelling at Cherry Court, Salterns Lane, Bursledon, SO31 8DH.
- 1.2 The submission includes the following:
- Ecology Report
 - Arboricultural Report (to follow)
 - Heritage Statement
 - Location Plan
 - Site Plan
 - Proposed Floor Plans
 - Proposed Elevations

2 SITE CONTEXT AND HISTORY

SITE CONTEXT AND HISTORY

Locational Context

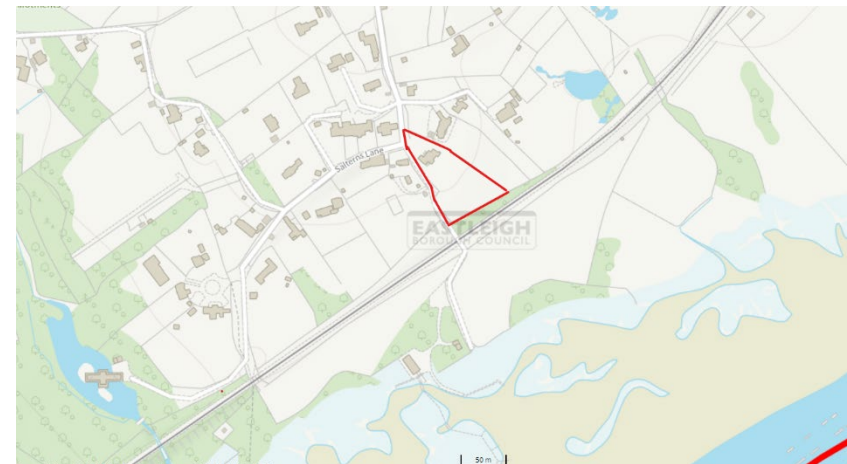
- 2.1 Cherry Court is situated on Salterns Lane, within Old Bursledon, a settlement located in the southern part of the Borough of Eastleigh, south of the M27 and A27 and on the western banks of the River Hamble.
- 2.2 Salterns Lane, a narrow 'sunken' lane for much of its length, descends gently southwards towards the banks of the River Hamble. Skirting the banks of the river, public footpaths take over from the lane, leading to the River itself. The footpaths are shown in purple on the adjacent map.
- 2.3 The topography is as expected with the village lying above the well-treed river valley, which affords some glimpsed views of the River between the village dwellings.
- 2.4 A red cross denotes the site below, and outlined in red on the plan adjacent.



Footpath Map



The Site



Historical Context

- 2.5 Historically, Bursledon has a close association with the sea. The earliest industry in the area was known to be salt making, using the natural seawater pools of Hacketts Marsh, but this ceased around 1500. The name 'Saltern' means 'an area for making salt' and maybe the origin of the road name.
- 2.6 The Elephant Boatyard located in Old Bursledon dates back centuries and is where Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the long-running 1980s BBC TV soap opera *Howards' Way*.
- 2.7 Bursledon's waterside position and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. However, by the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.
- 2.8 Until the 1920's there were very few yachts on the river, but thereafter the boom in yachting dramatically increased the number of yachts. The River Hamble is now internationally renowned for sailing and is home to the Royal Yachting Association, the UK's national body for all forms of boating. The double tides, deep water and ease of access to the Solent, together with the attractive historic environment, high quality properties, picturesque scenery and internationally significant nature conservation qualities make the Hamble and Old Bursledon a desirable visitor location and an appealing place to live.

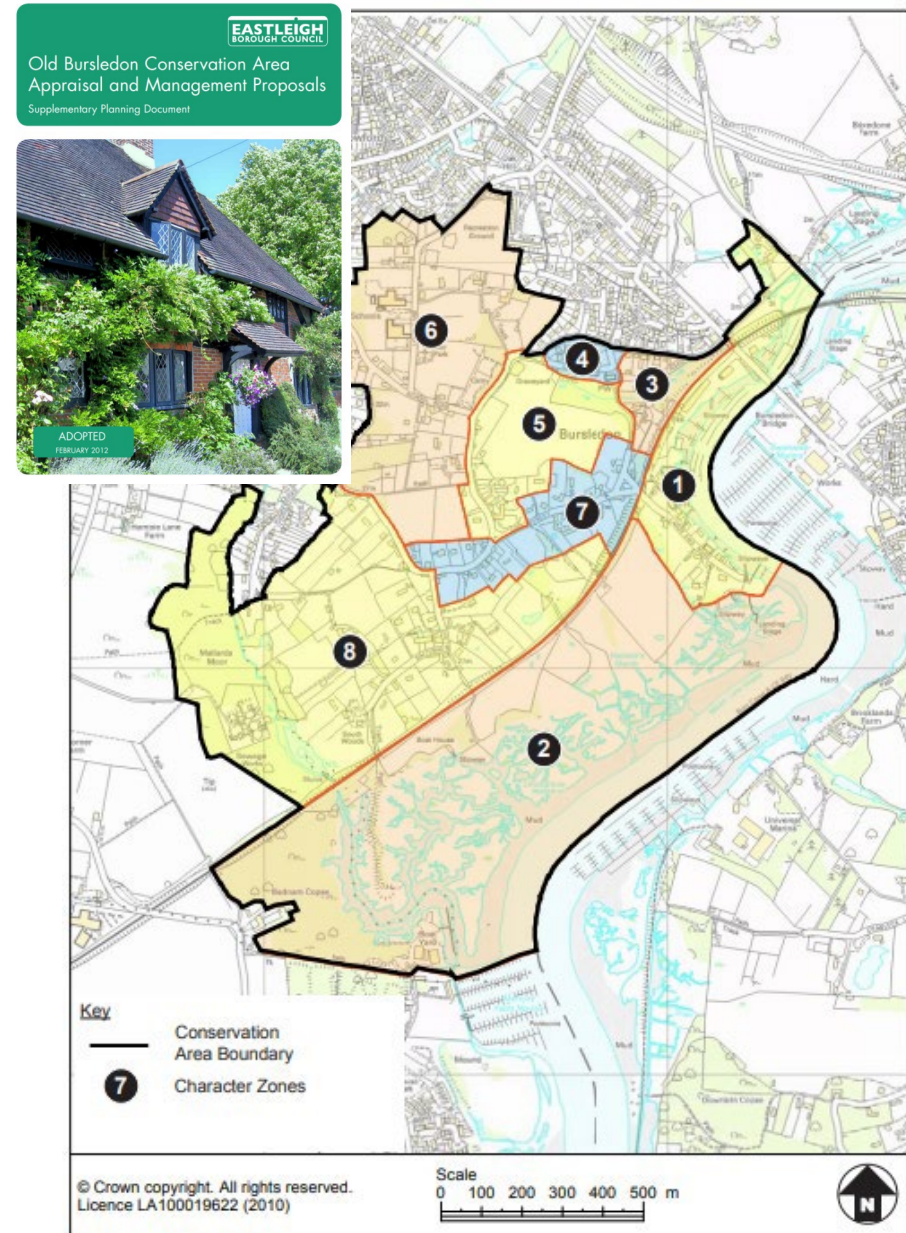
- 2.9 In terms of the Cherry Court site itself, very little is known. The historical maps only show that at one point, the land was part of the neighbouring property's garden. See historical map adjacent.

OS 1:25000 Map - 1937-1961



Planning Context

- 2.10 In planning terms the village is designated as a Special Policy Area and a Conservation Area, sitting within the Countryside. The character of Old Bursledon has been well documented in the Conservation Area Appraisal, as one whose character is quite diverse, but with a strong landscape of trees and hedgerows persisting throughout. (Please see heritage statement).
- 2.11 The Conservation Area is broken down into 8 zones. The zone in which Cherry Court is situated is characterised as one defined as mainly residential with large houses set within large gardens, with some views between houses from Key Lane towards Mallards Moor.
- 2.12 The Appraisal states that the character of this particular zone is difficult to define as it has been undermined by some unsympathetic modern development, particularly in Salterns Lane. There have been a number of large extensions, a series of smaller extensions to individual properties, or replacement buildings which have created large, visually intrusive properties that have had a negative urbanising effect.
- 2.13 The Appraisal also states that the large plot sizes and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution to the Conservation Area. The Appraisal states that any replacement dwellings should not be disproportionately larger than the existing dwellings.



Physical Context

- 2.14 The physical context of the site is shown in the aerial photograph adjacent. Whilst the topography cannot be seen in this photograph, a sense of the well-treed nature of the area is clear, along with lanes enclosed by trees and hedgerows.
- 2.15 Amongst this vegetation, large plots have been carved out of the landscape upon which a mixture of smaller and larger dwellings have been constructed, all with the intention of taking in the views of the River Hamble.
- 2.16 Whilst the majority of the dwellings in the area are more traditionally designed red/yellow brick, two or three storey dwellings with deep pitched roofs, often with a third storey contained within a large roof, there are some significant examples of more contemporary-styled dwellings, with flat roofs, using more render and glass, reflecting the historical development of this area over time. The more contemporary-styled dwellings are indicated in pink dots on the plan opposite.
- 2.17 Some examples of both the more traditionally-designed dwellings in this area are included on the pages below as well as the more recently constructed contemporary-styled dwellings.



Red Brick House, High Street - traditional



River Barn, Salterns Lane - traditional



Brownhill, Salterns Lane - traditional



Ladymead, School Road - traditional

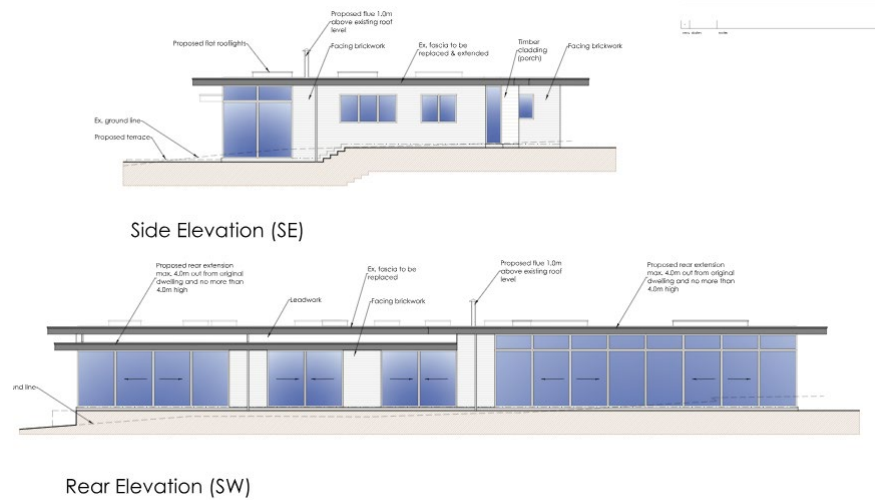


The Garden House, Salterns Lane - contemporary

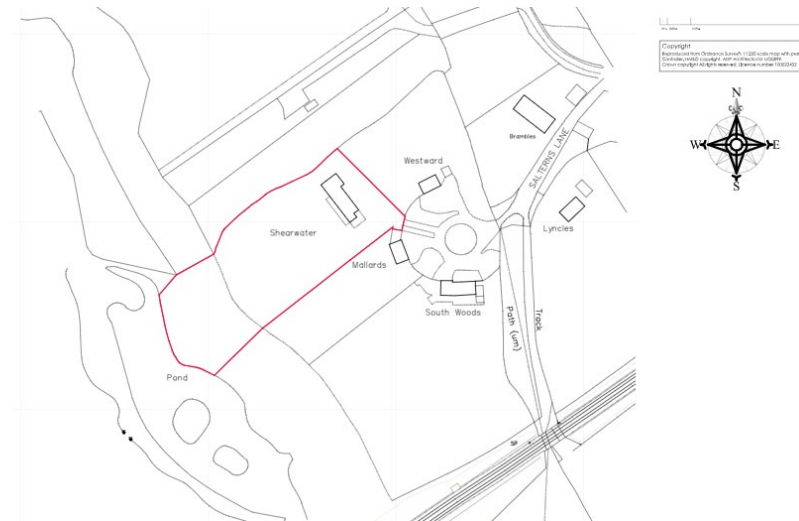
1950's dwelling with monopitch roof and modern flat roof extension to rear



Shearwater House, Salterns Lane - contemporary

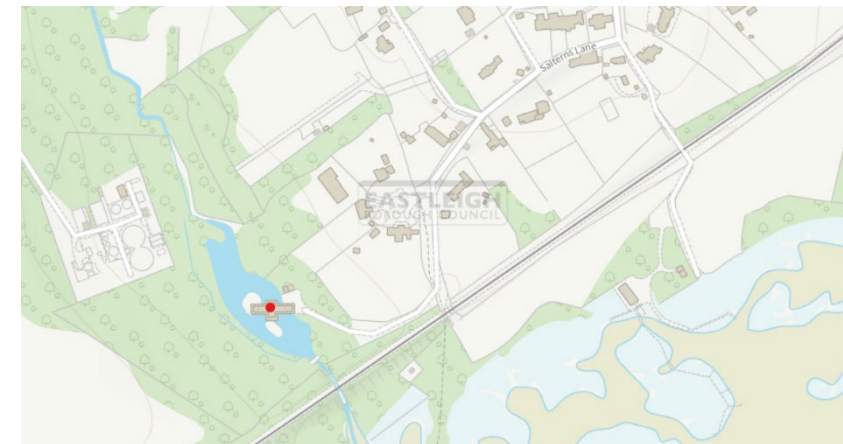


-1950's flat-roofed bungalow, extended.



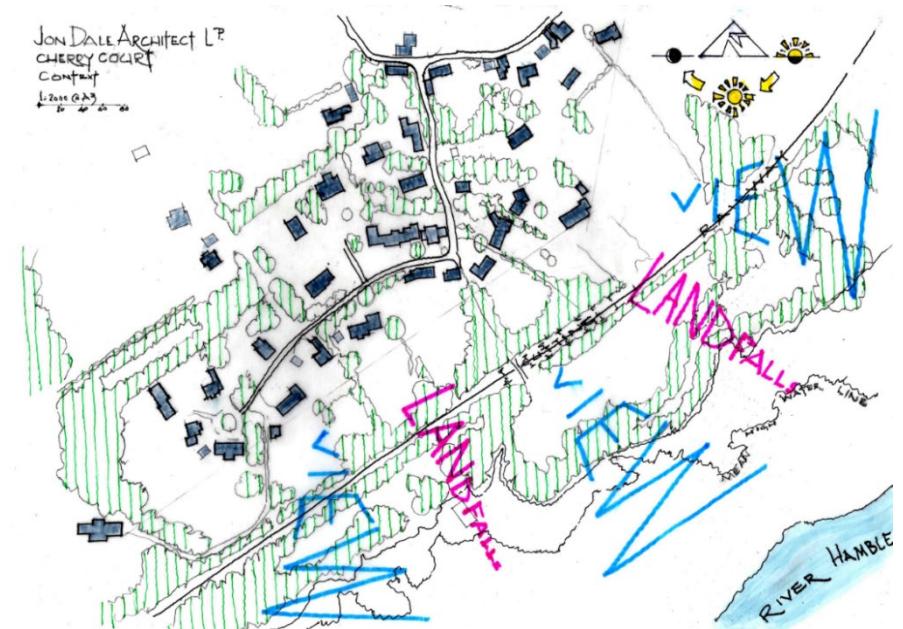
Bridge House, Salterns Lane - contemporary

New dwelling, won on appeal – ‘outstanding design’



Site Analysis

- 2.18 Cherry Court sits on the northern part of a spacious, triangular plot that slopes downwards from north-west to south-east towards the River Hamble. Its main aspect is south-east, taking in some outstanding views of the River Hamble.
- 2.19 The are dwellings located to the east and west, all of whom take advantage of the topography to locate themselves at the highest points of the plots to take advantage of the views of the River.
- 2.20 The dwelling is accessed from Salterns Lane at the point where the lane makes a sharp turn westwards. A further vehicular access (to the rear garden area) is located along the public footpath that continues southwards at this point. The footpath continues over the railway line, which is situated at the bottom of the rear garden.
- 2.21 The plot is very well landscaped on all sides, with the rear garden having a south-easterly aspect. However there are some glimpsed views available. From the main access point, the front of the house can be seen through ornamental metal gates. Walking northwards along the adjacent public footpath are some glimpsed views of the rear garden, and some clear views of the dwelling from the bridge over the railway line.
- 2.22 The land slopes down towards the river in a series of informal terraces, the first immediately around the perimeter of the dwelling, the second taking in a swimming pool, with the last a gently sloping garden area that becomes more naturalised towards its furthest reaches.



Street View



View of River Hamble from Rear Garden



Rear Elevation



SITE CONTEXT AND HISTORY

2.23 In terms of flooding, the site lies within flood zone 1 and therefore has a low probability of flooding from rivers or the sea.



2.24 The relevant planning history for this site is;

- *F/23/96152 | Construction of five bedroom detached dwelling over three levels, together with topographical changes to the rear garden, following demolition of existing dwelling | **WITHDRAWN BY APPLICANT** | 23 Jan 2024*

3 DESIGN EVOLUTION

The Existing Dwelling

- 3.1 The current building has been subject to a structural survey. This concluded that the roof structure to the main roof is dangerous and requires replacement.
- 3.2 The entirety of the existing flat roof area to the rear of the dwelling has also been condemned. The main part of said flat roof is currently held up internally by an 'acro prop.'
- 3.3 All windows are single-paned, and the dwelling has no wall or roof insulation. The hot water/central heating boiler is older than the applicant and has an asbestos-lined flue.
- 3.4 The building surveyor also condemned the electrics, and there is rising damp affecting one half of the house.
- 3.5 Should the above be rectified through refurbishment, only one wall would be retained during such refurbishment.
- 3.6 The building is not listed, neither is it a good example of the type of dwelling for which the Old Bursledon Conservation Area was designated, except in spatial terms (large dwellings on large plots).
- 3.7 There is no policy requirement within the current Local Plan that requires the conservation of this dwelling. It is therefore more efficient to redevelop the dwelling, with the added benefit of improving the quality of the design and energy efficiency as a result.

Client Requirements

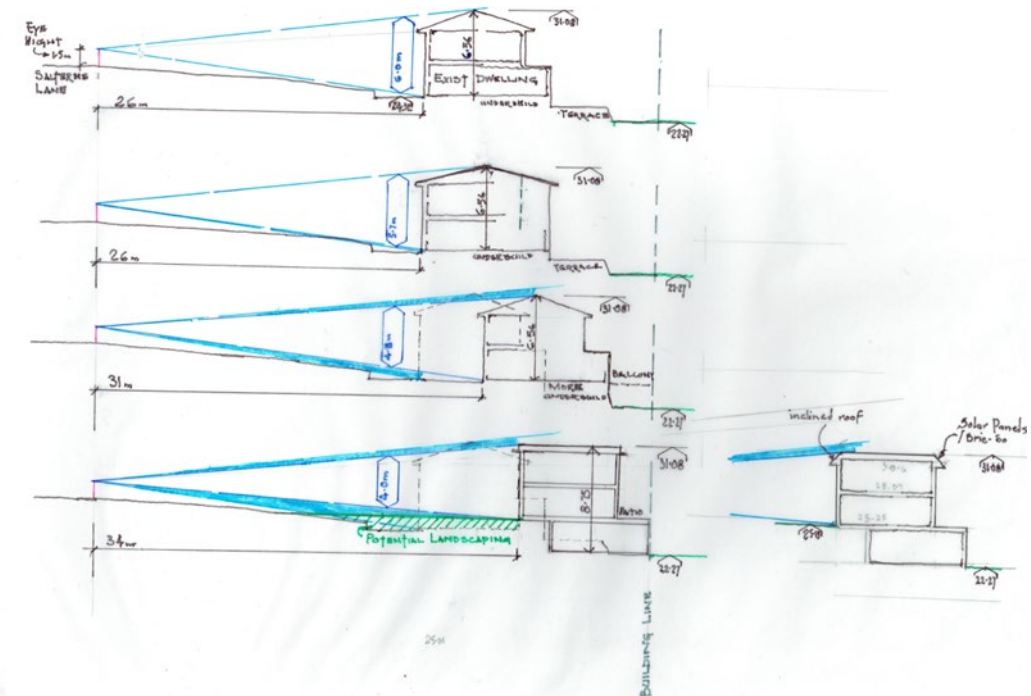
- 3.8 Being a blended family, the client has 6 school-aged children, two with special-needs. Two sets of grandparents regularly stay with the family to assist with child care.
- 3.9 This plot was considered to provide the opportunity to construct a new self-built, lifetime home for the client's large family and for

carers and visitors to be sufficiently comfortable for extended stays to assist with childcare.

- 3.10 Located equidistant of the children's various schools, the plot is ideally situated.
- 3.11 Energy efficient, attractive, with a bedroom for each child, the client was clear in his requirements

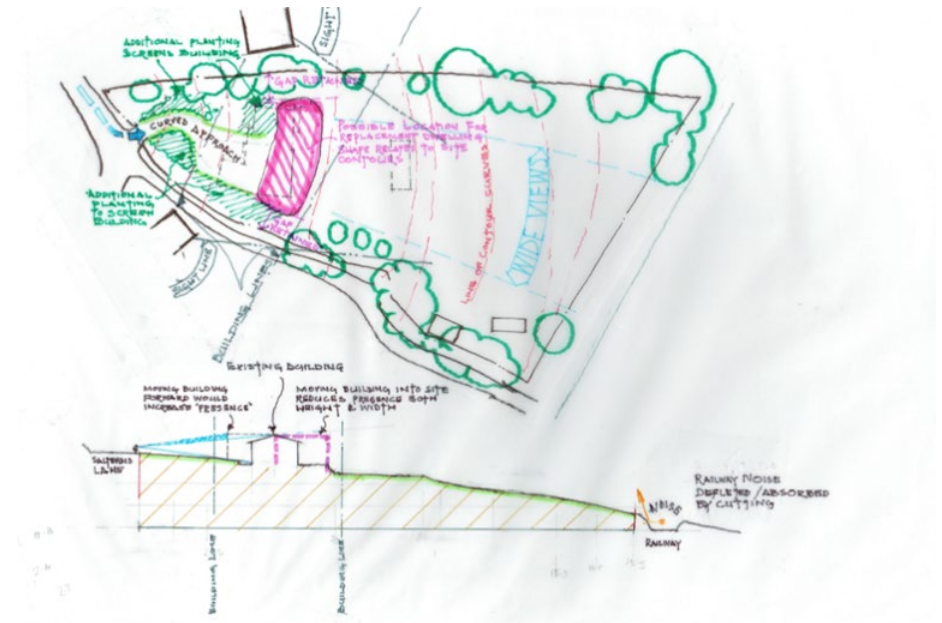
Positioning of New Dwelling

- 3.12 Having analysed both the site and the context of the dwelling, the design evolution moved to a more in-depth analysis of how a new dwelling could be positioned on the site without detrimental impact on the historic character of Salterns Lane.
- 3.13 The plans below consider the height of the existing building and the manner in which it sits in its plot from the public vantage point of Salterns Lane. The land slopes quite steeply away from the road and there is a high intervening hedge in the view. As a result of this analysis, it became clear that the height of the proposed dwelling should not exceed that of the existing dwelling in order to maintain the character of Salterns Lane.
- 3.14 The potential positioning of the new dwelling on the site was further considered. The position of the existing dwelling captures the best views of the River Hamble but also creates a quiet presence on the street frontage. Sited at the highest elevation allows an appreciation of the sweeping views whilst also giving a legible presence in views from the street.
- 3.15 Furthermore, the existing landform exhibits natural terraces, one of which has been used to provide a very flat area immediately behind the existing dwelling, on which there is currently a swimming pool.
- 3.16 The contours of the site are such that it made sense to stretch the new dwelling across one of the highest terraces, as existing, but testing was required as to the form and aspect of the building.
- 3.17 Additionally a rear 'building line' exists in terms of the grain of development along Salterns Lane, which it was considered should be respected.



DESIGN EVOLUTION

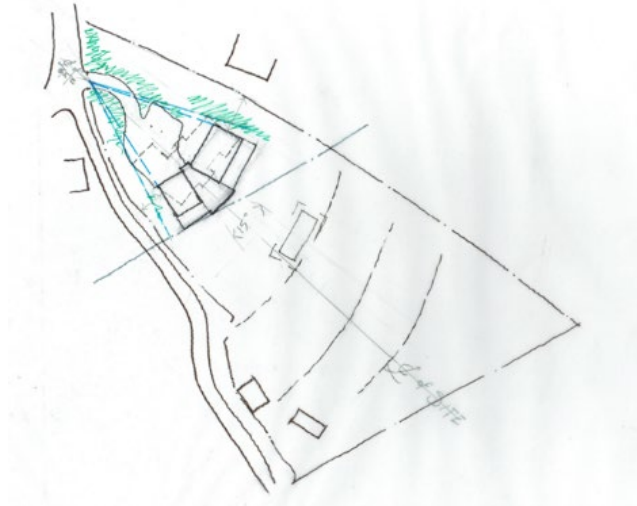
- 3.18 It was therefore considered that the positioning of the new dwelling and its aspect should be very similar to that of the existing dwelling. Moved down a little in the plot, the new positioning captures the best opportunities that the site offers.
- 3.19 The gaps to the side boundaries were also considered. Whilst the previous planning application considered that these gaps were sufficiently wide that they could be reduced, this was not considered appropriate by the LPA.
- 3.20 Therefore the design evolution for this second application reverted back to an earlier point in the assessment process that considered a potential form of development that reflected the triangular fan shape of the plot itself.



DESIGN EVOLUTION

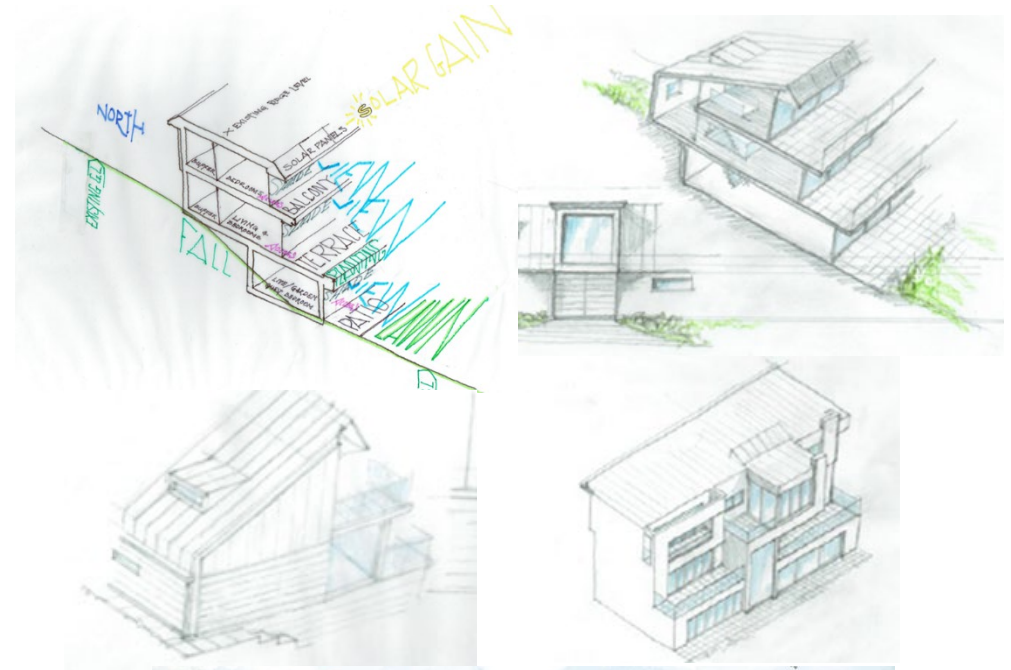
Layout and Form

3.21 Having confirmed the best position for the new dwelling on the site, consideration then turned to the layout, shape and proportions for the new dwelling. At an earlier point in the design evolution, an extended fan-like layout was considered as a potential option for the dwelling. Reflecting the shape of the plot and making the most of the extensive views, it is this layout which is now taken forwards.



3.22 Whilst many options were available for the form of the new dwelling, the feasibility of alternative proposals was considerably constrained by Policy BU7 of the Local Plan which limits any volume increase to 25% of the volume of the existing dwelling.

3.23 The existing terraced landform lends itself to a split level dwelling moving down the slope towards the river which could potentially naturally incorporate balconies as the floors move downwards, much like the existing dwelling. This idea was explored in detail and, ultimately, led to the design proposed in the previous planning application.

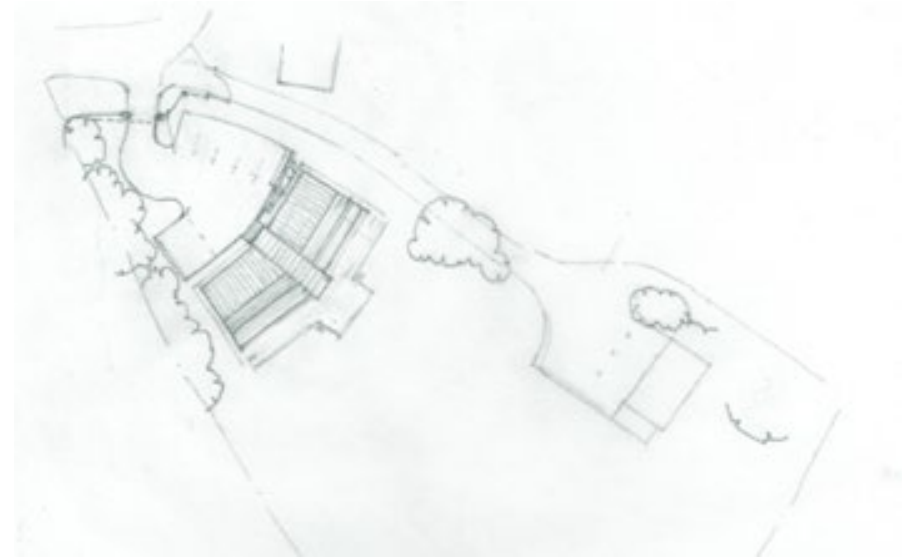


- 3.24 However, upon submission, it became clear that this design was not considered appropriate for the plot. The LPA considered that the increased width served to reduce the space between plots which is considered to be a characteristic of value in the Conservation Area.
- 3.25 Whilst keeping to the 25% volume increase, the increased width of the previous design was also considered to result in a visual appearance disproportionate to the existing dwelling. The form was not considered to relate to the site nor its context. The LPA, and in particular the Design Review Panel, considered that earlier sketches seemed to relate better to the site.
- 3.26 The application was therefore withdrawn and a meeting held with the planning officer. This was a lengthy but very useful meeting where the architect evidenced his detailed site analysis, and the level of consideration that had been given to the previous design. The planning officer was very clear that the width of the proposal needed to be reduced to retain the characteristics of the Conservation Area, and a more considered design was required, worthy of such a special site.
- 3.27 This advice was taken onboard and a further meeting held to ensure that the LPA were satisfied with the result of the final design evolution.

Final Design Solution

- 3.28 Further work to refine the design solution then ensued. The site positioning was finalised, with consideration given to the site entrance point. However it was considered that this should remain as existing to conserve the existing character of the street.
- 3.29 The design then further developed the fan-like concept with two wings fanning out from a central core. Whilst the core was originally thought as central to the fan shape, a slightly off-set core would allow

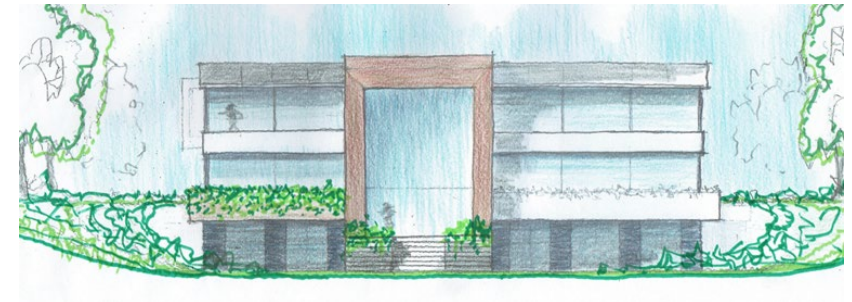
better functioning of the internal layout, whilst also better reflecting the shape of the site.



- 3.30 Conscious of the appearance of the proposal in views from the River Hamble, it was agreed with the LPA that the dwelling should appear as a two storey dwelling, although it made sense to use the topography to create a lower ground floor.
- 3.31 As such it was agreed that any lower floor should be clad in a dark colour and bring the landform around the sides of the dwelling to ensure that this element appears as both recessive and subservient to the main two-storied form above.
- 3.32 A three storey dwelling incorporating a bedroom for each child, and the parents, designed around a central circulation core, over three floors was therefore evolved.

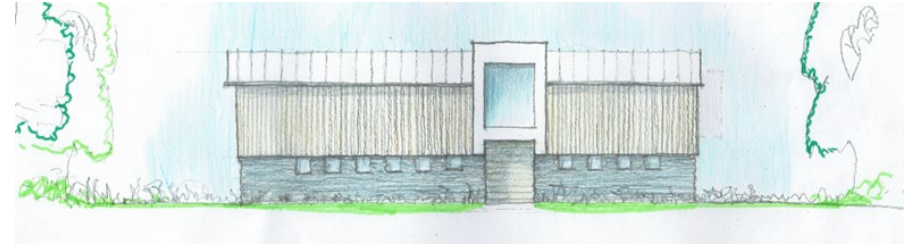
Rear elevation

- 3.33 Designed over three floors, it was considered that the lower ground floor could be clad in dark grey/black material and 'held' within a slightly amended landform. As such the lower ground floor could 'recede' into the natural topography of the site.
- 3.34 To amplify this concept, it was considered that a shrub bed could be included in the ground floor deck. Designed for trailing plants to hang over the dark clad lower floor, the idea of a recessive 'sub floor' 'beneath' the garden further evolved.
- 3.35 The central core window could be designed so as to open up to the dramatic views of the River Hamble from the entrance point on the front elevation of the new dwelling. Stepping down to the main living, kitchen and dining area, this floor could be designed to open up to the garden and the views of the River Hamble. Stepping up, a formal (evening) sitting area could be provided. The design would provide complete flexibility as to where each child's bedroom was located.
- 3.36 Playing with the potential framing and proportions of the central core window, alternative colours and widths were considered, from brown to green, wider and narrower. The brown and green colours were considered to be too recessive and apologetic for such a central feature of the new design. As such, the width was narrowed to give a crisper finish to this core. As the central design element of the new dwelling, a cream/white colour was eventually chosen as it better visually defines this part of the structure.



Front Elevation

- 3.37 Again, testing a potential front elevation, a recessive dark coloured ground floor was considered to be appropriate with a timber clad first floor.
- 3.38 The designs opposite consider alternative ideas in terms of whether to express the first floor windows or have them hidden behind timber screening.
- 3.39 The concept of a large pivoted front door with large projecting window above was considered to provide focus to the front elevation whilst also framing the sky views available at the rear of the house from the entrance point.



4 PROPOSAL

- 4.1 The design evolution was thorough with the resulting design agreed with the planning officer.
- 4.2 The proposals therefore comprise the demolition of the existing 4 bedroom dwelling and its replacement with a new seven bedroom dwelling. The new dwelling would incorporate a kitchen/diner, dining room, utility bathroom / WC and two bedrooms on the lower ground floor, lounge, kitchen/bar, study games room, WC, plant room and one ensuite bedroom on the ground floor, and on the first floor, two ensuite bedrooms, two further bedrooms and a bathroom.

Access

- 4.3 The access and parking area remain as existing adjacent to Salterns Lane at the front of the dwelling. 6 car parking spaces are provided with sufficient manoeuvrability to exit the property in forward gear.

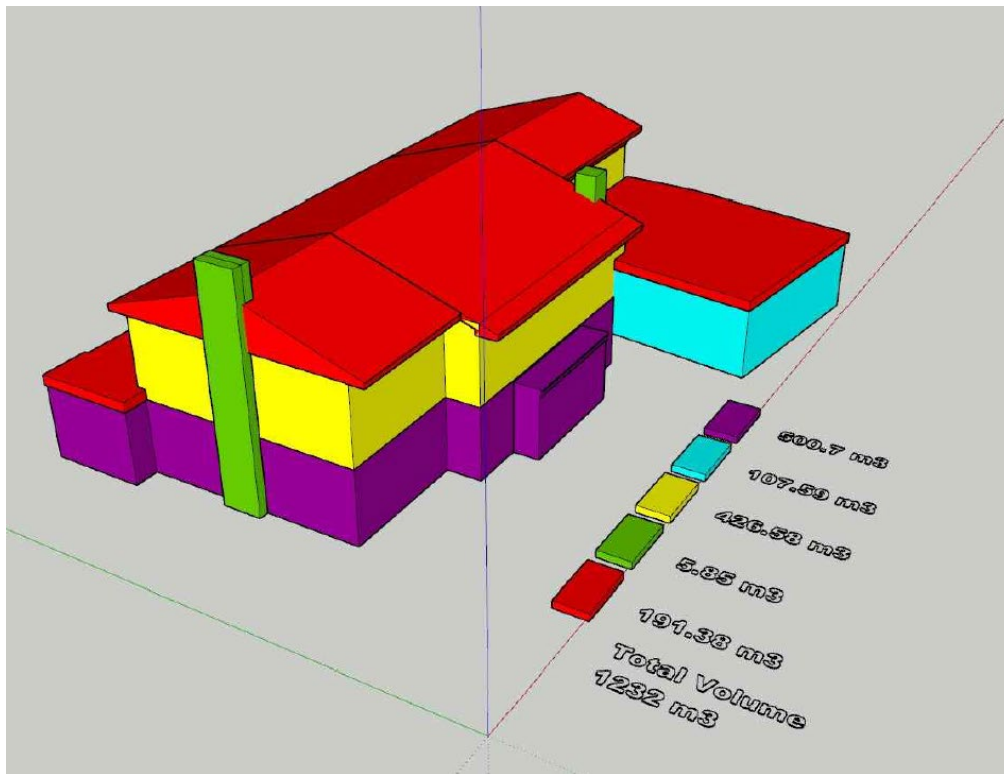
Amount and Layout

- 4.4 The new dwelling is very similarly positioned to the existing dwelling, but pushed slightly further into the site in comparison to the existing dwelling. It is very similarly sited in terms of its distance to the side boundaries.
- 4.5 The new dwelling would include accommodation over three floors, the plans for each of which are included on the next page.
- 4.6 Conscious of the 25% increase in volume requirement, a volume study has been carried out, which confirms that the increase in volume is 20.12%.
- 4.7 The existing dwelling has been accurately measured using a CAD programme and has an existing volume of 1232 cubic metres. The proposed dwelling would have a volume of 1480 cubic metres.
- 4.8 The volume diagrams from this programme are included on the page below.

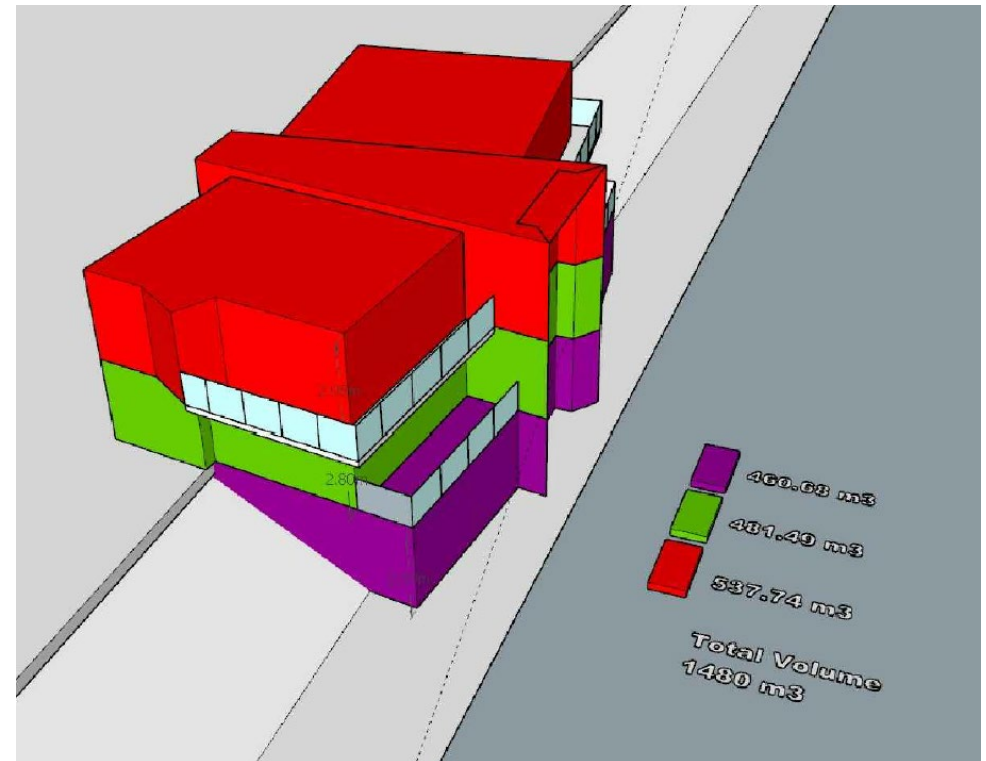


VOLUME STUDY

Existing



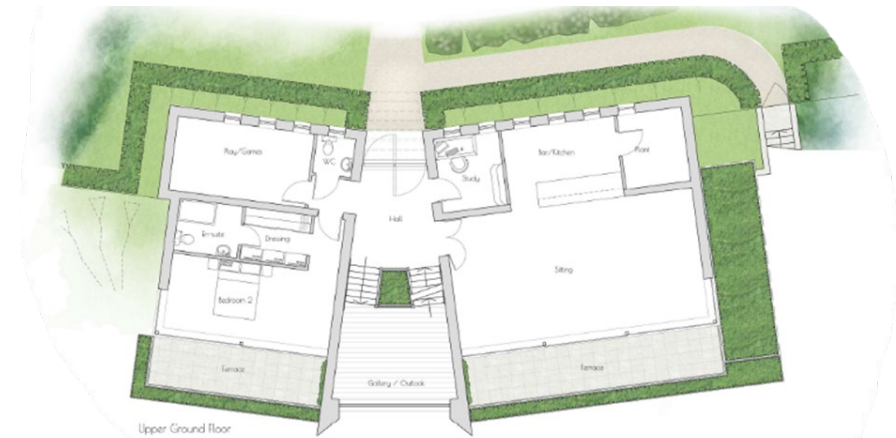
Proposed



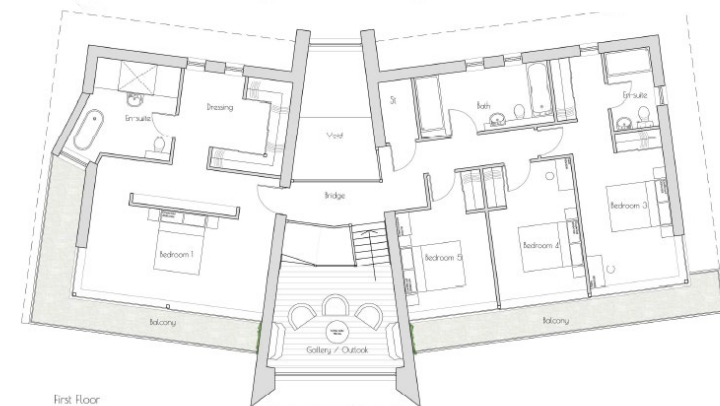
Lower Ground Floor



Upper Ground Floor



First Floor



Design and Appearance

- 4.9 The design has been carefully evolved, as explained in detail in the design evolution section above. The influences of the modernistic design for the existing house have been brought through time to influence the new dwelling, whilst also bringing the construction up to modern day, more sustainable, standards
- 4.10 The appearance will bring the elevations up to a modern, contemporary standard with a coarse slate plinth and ground floor, and cedar-clad upper walls around large areas of glazing.
- 4.11 The design of the proposal was inspired by the unique setting of the site, being on rising ground whose contours form a gentle convex curve resulting in the provision of significant panoramic views across the River Hamble, its estuary and its confluence with Southampton Water.
- 4.12 When considering the design for a replacement dwelling on this unique site it was recognised that the design should respond to these natural influences by following the contours creating a dwelling which is cranked (facetted) and could also step down towards the river.
- 4.13 The contour lines suggest a building form which follows, and is parallel to the river, and, in doing so, reflects the grain of those dwellings along Salterns Lane.
- 4.14 The existing dwelling, which has architectural references to nautical elements on its river face, also adopted this approach.
- 4.15 The final design provides a simple uncluttered skyline which is easily absorbed into the landscape when viewed from the river.
- 4.16 Generally, the elevations have been designed to provide long low bands upon a dark plinth which evokes a nautical feel.

- 4.17 The north-west face incorporates smaller windows (reminiscent of portholes) partially in response to the conservation of energy from the north wind, but primarily to ensure a degree of privacy until entering the building, at which point the wide vista across the Hamble can be experienced through the large window on the rear elevation.
- 4.18 The south-eastern elevation also incorporates a dark plinth, from which there are exits giving access to undulating landscape/lawn areas which continue down towards the riverbank.



- 4.19 The design has consciously considered the opportunity of improving the setting of adjacent properties by designing a replacement dwelling that is both narrower and no higher overall than the existing.
- 4.20 The new dwelling has also been positioned slightly further away from Salterns Lane without impinging on the views enjoyed by the occupants of other Salterns Lane properties.
- 4.21 The materials used for the externals of the building are both natural and reflective of the setting and of the nautical references. To the plinth, coarse blue slate would be used, with cedar boarding to the upper floors, along with dark-coloured, non-reflective glass in anthracite frames beneath a dark-coloured zinc roof.
- 4.22 The internal arrangement of spaces echoes the intent of the external influences with secondary, more functional spaces such as

bathrooms and kitchen accommodation, lit with smaller windows and positioned on the north-western, more public, cooler and potentially noisier side of the building, leaving all bedrooms and family areas to the south-east enjoying the views across the River.

- 4.23 This arrangement of spaces ensures that the building has natural cross ventilation from the south east to the north west.
- 4.24 The building utilises the topography with its “public” entrance being at the current existing drive level.
- 4.25 The lower ground level has been created by using the existing topography enabling access to the secluded private rear garden area with its extensive views across the Hamble river.



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Scale

- 4.26 In terms of scale, the proposed dwelling will be two storey with a lower ground floor, and comprise a contemporary, flat roofed dwelling, of similar overall height to the existing dwelling. Before and after photographs/computer generated images are included below and adjacent, to help assist in the comparison of scale.
- 4.27 Keeping within the 25% volume increase requirement, the dwelling would not be disproportionately larger than the existing dwelling.



Sustainability

- 4.28 The existing dwelling is inefficient in terms of its energy usage with poor building fabric. With a new dwelling the fabric of the building would be to current Building Regulation Standards, which is highly insulating.
- 4.29 A new heating and hot water strategy is proposed for the new dwelling which will replace the existing old gas boiler. Zone controlled underfloor heating and hot water will be provided by a new air source heat pump.
- 4.30 Rainwater harvesting will be incorporated for storage and use of rainwater for external use only and to serve the watering of plants/lawn.
- 4.31 Solar PV panels are proposed for the roof to augment the highly insulated building fabric.
- 4.32 Additional sustainable energy proposals will be considered during the construction phase if new technologies become available.
- 4.33 High quality sustainable, responsibly sourced materials will be proposed throughout.
- 4.34 Bee and bat bricks will be positioned as recommended and additional landscaping included.

Landscape and Trees

- 4.35 The new dwelling will be positioned slightly further down the slope than the existing dwelling and, as a result, no trees will be impacted by these proposals.
- 4.36 An Arboricultural Assessment will be forwarded to the LPA in June 2024.
- 4.37 The site is well landscaped on all boundaries.

- 4.38 A Landscape Visual Assessment has been carried out which demonstrates that this new proposal will result in no harm to the landscape.

- 4.39 Views from the river have been considered as part of this proposal.

Ecology

- 4.40 An Ecological Appraisal and Bat Roost Assessment accompanies this application which concludes that there will be no loss of habitats, with the existing dwelling having negligible bat roosting potential and no nesting birds.

5 POLICY CONTEXT

- 5.1 The policy context comprises the Eastleigh Borough Adopted Local Plan 2016-2036 (adopted in April 2022), together with the National Planning Framework and its associated guidance.



- 5.2 The most relevant policies of the adopted Local Plan are detailed below, with the full policy text provided as Appendix 1:

- Strategic policy S1, Delivering sustainable development
- Strategic Policy S5, New development in the countryside
- Strategic policy S8, Historic Environment
- Policy DM1, General criteria for new development
- Policy DM2, Environmentally sustainable development
- Policy DM11, Nature conservation
- Policy DM14, Parking

- Policy DM26, Residential extensions and replacement dwellings in the countryside
- Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

6 OTHER MATERIAL CONSIDERATIONS

6.1 The following Supplementary Planning Documents are material in determining these proposals:

- Residential Parking Standards – January 2009
- Quality Places – November 2011
- Character Area Appraisal – Bursledon, Hamble-le-Rice and Hound – January 2008
- Old Bursledon Conservation Area Appraisal and Management Proposals 2012

7 PLANNING ASSESSMENT

Principle of development

- 7.1 Policy DM26 allows for extensions to, and replacement of, existing dwellings within the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The extensions, or replacement dwelling, should not result in the dwelling becoming disproportionate in size to its plot, or neighbouring dwellings.
- 7.2 Policy BU7 allows for extensions to, and replacement of, dwellings within the Old Bursledon Special Policy Area provided that the extended volume is no greater than 25% of the original dwelling, have regard to space between buildings, the openness of the area, conserve and enhance the character of the undeveloped landscape, does not result in a disproportionately larger dwelling, is subservient to the existing dwelling, does not contribute to the cumulative urbanisation of the area and is not otherwise detrimental to the character of the area when viewed from the River Hamble.
- 7.3 The proposed increase in volume of the replacement dwelling is marginally above 20% and therefore well within the 25% threshold. The proposed dwelling respects the spacing between the immediate neighbours and the openness of the area and delivers a high quality dwelling.
- 7.4 As such, it is considered that the volume increase is not discordant with the Local plan and that the proposals accord with Policy DM26 and Policy BU7.

Character and Design

- 7.5 The existing dwelling is a substantial building set behind a high screen hedge and gates and is positioned almost centrally near the highest point on the plot. The screening hedge and gates together with the existing planting effectively obscure most views of the building from the public realm. The site falls significantly from the entrance gates

to the rear boundary which is defined by a railway line set within a deep cutting.

- 7.6 The existing building was constructed circa late 1950's/early 1960's and has a 'modern' appearance with a low pitched roof. The rear elevation is of more utilitarian appearance with touches of Art Deco architecture. The overall impression of the building is that of an amalgam of styles which has produced an unremarkable result that has no particular merit.
- 7.7 The building itself was constructed in cavity work with cream render finish with elements of ornamental stonework, but has no cavity insulation. With the fenestration being single glazed windows in steel frames, the building is difficult to heat sufficiently and subject to significant mould and damp. If the building were to be converted, in order to comply with current Building Regulations standards, only one wall would be left standing. Therefore the demolition of the property is appropriate in this case.
- 7.8 Unlike the design of the dwelling in the previous application, the design of the proposed dwelling has been landscape-led, taking account of the topography and shape of the site, its constraints and its opportunities.
- 7.9 The replacement dwelling would be both energy efficient and respond to modern-day domestic requirements and building standards.
- 7.10 There are dwellings of many differing architectural styles within both Salterns Lane and in the wider Conservation area, and it is not considered that the proposal is out of keeping with this mixed character.
- 7.11 As such the proposal is in accordance with the design policies of the Local Plan.

Impact on Residential Amenity

- 7.12 For the previous planning application, the LPA consulted immediate neighbours.
- 7.13 There were concerns to the original design regarding the demolition of the existing property, potential overlooking of the garden of the property to the north-east, “Orchard Lodge,” the bulk and width of the previous design, visual intrusion onto the landscape in terms of the view from the River Hamble and the increase in floor area. The house to the immediate north-west of the site, Driftwood Cottage, supported the proposals.
- 7.14 In response, the demolition of the property has been addressed above. The positioning and design of the dwelling will ensure that there will be no materially harmful overlooking of the adjacent dwelling’s rear garden. The amended design addresses the concerns with regard to the bulk and width of the previous proposal, being smaller in scale and occupying a smaller proportion of the site. The LVA addresses the view from the River Hamble demonstrating that there will be no material harm caused.
- 7.15 The replacement dwelling maintains significant distance from the westerly and easterly neighbour dwellings, with boundary hedging and trees separating the buildings.
- 7.16 Whilst there is a public footpath skirting the site on its western side, the LVA and computer generated images demonstrate no greater impact than the existing dwelling. As such, the proposals will not have an unacceptable impact on the residential amenities of both new and existing residents, all in accordance with Policy DM1.
- 7.17 With the retention of the existing boundary trees and hedges the replacement dwelling will not have a detrimental impact in terms of being overbearing or visually dominant. There will be no loss of light to neighbouring properties, all in accordance with Policy DM1.



Impact on the Conservation Area

- 7.18 As the accompanying Heritage Statement confirms, the Conservation Area Appraisal document defines the character of the Conservation area.
- 7.19 The Appraisal states that the character of the zone is difficult to define as it has been undermined by some unsympathetic modern development, particularly in Salterns Lane. There have been a number of large extensions, a series of smaller extensions to individual properties, or replacement buildings which have created large, visually intrusive properties that can have a negative urbanising affect.
- 7.20 The Appraisal also states that the large plot size and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution although recent development undermines this contribution.
- 7.21 With regard to replacement dwellings, the Appraisal states that they should not be disproportionately larger than the existing building to reflect the importance of development being in harmony with the plot, surrounding properties and area.
- 7.22 The new design for the proposal is both landscape-led and of the highest quality. Being just 20% larger than the original property, as it was originally constructed, it is not considered to be a disproportionate addition to the Conservation Area.

Impact on Highways and Parking

- 7.23 Ample on-site parking space is proposed. The proposal exceeds the minimum parking requirements of 3 parking spaces as required by Eastleigh Residential Parking Standards SPD.

Ecology

- 7.24 The ecological appraisal confirms that the proposals will not result in a loss of habitat and that there is no evidence of roosting bats within the existing dwelling, and negligible bat roosting potential.
- 7.25 For the previous application, the ecological officer recommended planning conditions, which the applicant is willing to agree to. These included work being undertaken outside the bird nesting season, sensitive lighting, animal escape routes on construction site, and the inclusion of bat and bird boxes within the structure of the new dwelling.
- 7.26 As such, these proposals accord with Policy DM11.

Impact of Views from the River

- 7.27 The impact of the proposal in views from the river would be minimal. The site is at significant distance from the river and represents only a very small element of the overall view from the River.
- 7.28 It can be concluded that the view of the dwelling from the river would be little changed.
- 7.29 Whilst the cream render of the existing can just be seen, the windows appear black in these views from the river. With an increase in glazing, and reduction in cream render the appearance of the new dwelling from the river would be more subdued than existing.
- 7.30 The Landscape Visual Assessment was commissioned to consider the impact of the proposed dwelling in these views in line with the Landscape Institute guidance. This confirms that no landscape harm will be caused through the redevelopment of this property.

Existing



Proposed



8 CONCLUSION

CONCLUSION

- 8.1 The proposed replacement dwelling would result in an exceptionally high quality dwelling that enhances the character of the area, and the Conservation Area, with no detrimental impacts on the openness of the area.
- 8.2 The increase in volume of the proposed dwelling meets the policy requirements within the Old Bursledon Special Policy Area.
- 8.3 The proposal also accords with all policies of the Local Plan, and SPD requirements and it is therefore respectfully requested that the LPA supports this application.

9 APPENDIX 1 - POLICIES

Strategic policy S1, Delivering sustainable development

1. *“To be sustainable, new development in the Borough should:*
 - a. *meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;*
 - b. *enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;*
 - c. *maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire’s city, town and other centres, the quality of the local environment or local transport networks;*
 - d. *have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;*
 - e. *minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;*
 - f. *avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;*
 - g. *seek opportunities to optimise density of new development and redevelopments;*
 - h. *use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;*
 - i. *maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;*
 - j. *have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and*
 - k. *maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.*

2. *Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.*
3. *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
4. *Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:*
 - a. *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - b. *where specific policies in that Framework or other international or national legislation indicate that development should be restricted”*

Strategic Policy S5, New development in the countryside

1. *“Planning permission will be granted for new development in the countryside provided it is related to:*
 - a. *the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
 - b. *residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers’ dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
 - c. *community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
 - d. *outdoor recreation and open space (policies DM32 and DM33);*
 - e. *allotments and community farms (policy DM32);*
 - f. *cemeteries (policy DM37); and*
 - g. *essential public utilities (policy DM9).*
2. *In permitting new development in the countryside the Borough Council will seek to:*
 - a. *avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, the significance of heritage assets and on the biodiversity of the area;*

- b. *secure long-term beneficial management practices that will enhance the landscape and biodiversity of the countryside and coast;*
- c. *avoid sterilisation of mineral resources, in accordance with the Hampshire Minerals and Waste Plan;*
- d. *safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and*
- e. *protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'."*

Strategic policy S8, Historic Environment

1. *"The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
 - a. *identifying the assets by means of an on-going programme of survey and review;*
 - b. *identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
 - c. *restricting development likely to harm them or their settings through management of development proposals; and*
 - d. *encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset."*

Policy DM1, General criteria for new development

1. *"All new development should (as relevant):*
 - a. *not have an unacceptable impact on, and where possible should enhance:*
 - i. *residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;*
 - ii. *biodiversity (avoiding significant adverse impacts); and*
 - iii. *the significance of heritage assets;*
 - b. *make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;*
 - c. *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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in*

- urban design terms, new development should contribute to improving the character of the area;*
- d. *not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);*
- e. *include a landscape scheme covering the design and layout of external space;*
- f. *protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;*
- g. *provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;*
- h. *incorporate provision for people with disabilities and create accessible communities that cater for all;*
- i. *incorporate design measures to inhibit criminal and anti-social behaviour;*
- j. *incorporate provision for on-site waste management; and*
- k. *include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy."*

Policy DM2, Environmentally sustainable development

1. *"The Borough Council requires that:*
 - a. *all new build residential development (C3 Use Class only) must achieve at the time a Reserved Matters or Full Planning Application is submitted:*
 - i. *a 19% improvement in predicted carbon emissions, compared with the building regulations standard current at the time, through increased energy efficiency of the building fabric, unless this is superseded by an updated building regulations requirement equivalent to 'zero carbon homes'; and*
 - ii. *a predicted mains water consumption of no more than 110 litres/person/day.*
 - b. *all other development that is above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) must achieve BREEAM 'excellent' (or equivalent) or BREEAM 'very good' plus 'passivhaus' certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.*
 - c. *all other larger developments above 10,000 sq.m of floorspace should also seek to fund post occupancy evaluation (POE) in addition to the above.*
2. *In addition to the above, all development above 500 sq.m of floorspace measured externally (including extensions and conversions to existing buildings) and external*

spaces within the curtilage serving developments of this size should where practical and viable:

- a. incorporate energy-efficient passive design principles, the best use of natural daylight and natural ventilation systems wherever possible;
- b. connect to any existing near or adjacent low carbon local energy network unless this is proved unviable;
- c. use recycled, low embodied carbon, low environmental impact and locally sourced materials in construction where possible;
- d. be designed with sufficient flexibility to enable the life of the building to be extended by re-use for other purposes where feasible;
- e. aim to deliver at least 1% of all residential units within the whole scheme which achieve full 'passivhaus' certification."

Policy DM11, Nature conservation

"General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
 - a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;

and facilitate their adaptation to climate change wherever possible;

 - b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
 - c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
 - d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature

conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.

3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
 - a. implementing:
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and
 - ii. the interim and any future New Forest Recreation Mitigation Strategy if required;

or alternative agreed site specific measures to address recreational disturbance;

- b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
- c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and
- d. seek contributions towards measures set out in the Southern Damsely Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse

APPENDIX 1 - POLICIES

effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

5. *Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:*
 - a. *there are no alternative solutions;*
 - b. *the adverse effects are unavoidable;*
 - c. *measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
 - d. *there is an overall biodiversity net gain; and*
 - e. *if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.*

Irreplaceable habitats

6. *Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.*

Buffers

7. *Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.*

Surveys

8. *Development will not be permitted unless it can be demonstrated that:*
 - a. *there have been thorough habitat and species surveys;*
 - b. *the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
 - c. *the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks."*

Policy DM14, Parking

1. *"New residential development will be required to provide off-highway parking which is adequate in terms of highway safety/traffic management. Provision will take account of the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided. Applications with parking levels which deviate away from the expected*

standard should be substantiated by robust evidence contained within the transport statement/assessment/travel plan.

2. *For out-of-centre development proposals, parking needs will be assessed based on the impacts of the development on neighbouring town, district or local centre or a neighbourhood parade.*
3. *Within town, district and local centres and in neighbourhood parades, parking needs will be assessed in relation to wider needs within the centre/parade. Where existing provision is inadequate, the provision of additional parking may be permitted subject to a financial contribution towards measures to assist on-street parking management, public transport, cycling and walking.*
4. *Proposals to provide new car parks, extend existing car parks or provide workplace park and ride facilities will be permitted if:*
 - a. *it can be demonstrated that this is the only way the transport requirements driving the proposals for car parking provision can be met;*
 - b. *the proposals form part of a strategy aimed at managing use of the private car, such as a workplace travel plan; and*
 - c. *transport and other environmental assessments demonstrate that the benefits of the proposal (e.g. reduction of on-street parking pressures, reduction of traffic congestion) outweigh any adverse effects; and*
 - d. *the design, layout, planting and landscaping and lighting provision addresses visual and landscape impacts, noise, lighting and impacts on residential amenity; and*
 - e. *the developer pays for any off-site highway improvements necessary from traffic generated by the proposal, and any additional works necessitated by an inability to meet workplace travel plan targets; and*
 - f. *for sites outside the urban edge and in accordance with other policies in the Plan, they are subject to a sequential approach prioritising sites within the urban edge. Proposals in settlement gaps will only be acceptable in exceptional cases (see strategic policy S6)."*

Policy DM26, Residential extensions and replacement dwellings in the countryside

1. *"The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:*
 - a. *the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and*
 - b. *in the case of a replacement dwelling, the proposal includes the replacement of the dwelling within the curtilage, and on the same footprint as the existing*

- building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and*
- c. no additional dwellings are created.*
- 2. *Permission will not be given for the replacement of mobile homes with permanent dwellings.*
- 3. *Residential institutions will be treated for the purposes of this policy in the same way as dwellings.*
- 4. *Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27."*

Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

- 1. *"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;*
 - b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the 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 in 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."*