

DELEGATED OFFICER REPORT

Application Ref: H/24/96948

Site Address: GULLS WAY, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

Case Officer: Alexandra Stone

Description: To erect new shed/outbuilding following the demolition of the existing wooden shed.

Particular Site Constraints?	Yes ☒	No ☐
- Within Conservation Area – Old Bursledon - Tree Preservation Order		

Relevant Planning History?	Yes ☐	No ☒
Details ...		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comments Received		
Tree Officer:	No Objection		
Conservation Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 09/05/2024		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The application seeks the addition of new outbuilding following the demolition of the existing shed, measuring approximately 4m by 7.4m. The development is within the Old Bursledon Conservation Area. <u>Character area and appearance and impact on conservation area</u> As set per Policy DM12, Development of a heritage asset or within its setting 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. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional.

In addition as set out in Policy BU7, 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

The dwelling is located to the Western side of Salterns lane, within a private road. The dwelling is detached which benefits from a large drive and garden with trees towards the boundary.

The proposed outbuilding would be sited to the front garden, amongst the nearby trees and blend in with the surroundings, therefore unlikely to be seen from the roadside. the proposed outbuilding, as a result of its modest dimensions and siting, would not have an adverse impact upon the visual amenities of the wider surroundings, nor the Conservation Area. The proposals are therefore considered to be in accordance with policies DM1 & DM12

- The design of the proposed outbuilding is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.

Other material considerations

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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.
- 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 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...