



Darryl Howells Planning Consultancy Ltd. ®
A5, The Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ

01202 124 007
info@dhpc.co.uk
www.dhpc.co.uk

PLANNING POLICY STATEMENT (v4)

including Heritage Asset Statement

Hacketts, High Street
Old Bursledon SO31 8DL

Householder application to remove existing pitched roofs over the dwelling and annex, erect a second floor extension and remodel the existing dwelling's exterior (revised scheme)

June 2024

INTRODUCTION

- 1.1 This planning policy statement has been prepared to support the applicant's revised householder application to remove the existing roofs over the dwelling and annexe, erect a second floor extension and remodel the dwelling's exterior at Hacketts, High Street, Old Bursledon.
- 1.2 Planning permission H/23/96533 was refused on 16th February for a proposed second floor extension and remodel of the exterior to the dwelling. Rather than appeal the decision, the applicant has considered the commentary of the planning officer and determined that a reduced sized scheme could achieve planning permission. As such the difference of schemes is visualised as:



Refused elevations (above) and revised, reduced scheme (below)

- 1.3 The purpose of this policy statement confirms which are the relevant planning policies contained within the Development Plan, which in this case comprises:
- the National Planning Policy Framework (NPPF) (2021),
 - the Eastleigh Borough Local Plan (2016-2036),
 - the Character Area Appraisals (Bursledon, Hamble-le-Rice and Hound) SPD (January 2008),
 - Old Bursledon Conservation Area Appraisal and Management Proposals SPD (February 2012), and
 - other associated SPDs.
- 1.4 This statement will explain how the proposal accords with the relevant criteria of the adopted planning policies, and therefore should lead the planning officer to make a favourable recommendation of this application.

SITE CHARACTERISTICS AND CONTEXT

- 2.1 The application site is located to the southern side of High Street and consists of a detached 2 storey residential dwelling (with a single storey element), of traditional design and pitched roof. There is a detached garage immediately adjacent to the dwelling. The dwelling occupies a substantial plot, affording a considerable separation distance to the adjacent dwellings and spaciousness within the plot.



The application site's position relative to the village of Old Bursledon
(Source Google Maps)



The application site's size relative to nearby housing plots
(Source Explorer)

- 2.2 The dwelling is set back from the road and positioned behind the belt of mature vegetation and trees, which entirely screens it from view from the main road. The site is accessed via the existing driveway off The High Street.



View of the existing house from entrance to the site off High Street



Existing front elevation to the dwelling



Existing rear and side elevations of the dwelling

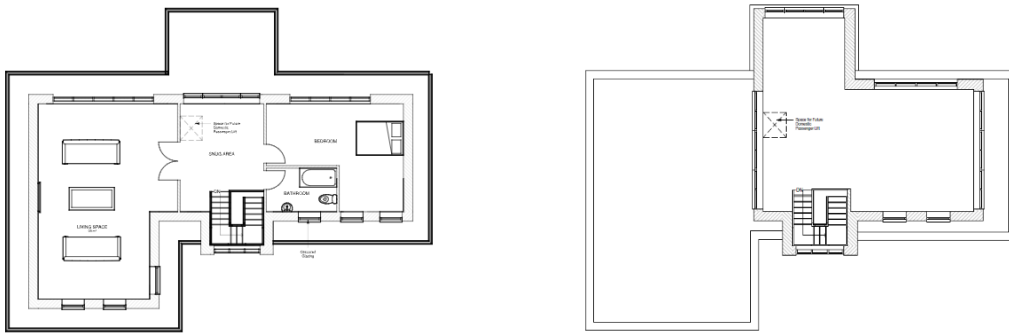


Existing rear elevation of the dwelling

- 2.3 The site is well screened with trees and vegetation to all boundaries, however the southern boundary is more open, with views over the railway track and towards River Hamble.
- 2.4 The dwelling on site was extended in the past (planning permission ref: C/06/57051), which allowed the conversion of the original garage to habitable accommodation and erection of a new detached garage on site. Furthermore, planning permission was granted for replacement sheds to the front of the site in 2020 (ref: H/20/87550).
- 2.5 The application site is located within the Old Bursledon Conservation Area, specifically within Zone 7 (High Street), which forms the centre of the Conservation Area and would have been the historic centre of the village. This is the most densely developed part of the Conservation Area. The dwelling on the application site itself, being relatively modern addition to the village (1970s), is not listed, or considered as making a positive historic contribution to the Conservation Area.
- 2.6 There are several listed buildings in the close proximity of the site (Yew Tree Cottage, Rosewood, The Old Cottage, Dale Cottage, Woodbine Cottage, Lattice Cottage, Dolphin House and Greywell – all Grade II listed buildings) with a number of buildings, which although not listed, are recognised as positively contributing to the setting of the Conservation Area.

POSITIVE REPSONSE TO PREVIOUS REFUSAL AND COMPLIANCE WITH PLANNING POLICIES

- 3.1 The previous application sought consent for a substantially larger extension than currently proposed. The original scheme proposed a large 'L-shaped' extension over much of the roof form, and the elevation treatment offered a strong vertical emphasis however now the revised scheme is substantially smaller and purposely positioned on side of the building, rather than across the full width of the site.



Originally refused floor plan (left hand image) and reduced, revised floor plan (right hand image)

- 3.2 The reasons for refusal were:
1. The proposed development, by reason of its disproportionate size, flat roofed form and design would result in an incongruous and unacceptably bulky addition which would appear at odds with the character and appearance of the host dwelling, which in turn would have an adverse impact upon the setting of 3no. listed buildings and the wider surrounding Conservation Area.
 2. The proposed development would result in an unacceptably bulky addition, resulting in an exceedance of 25% volume increase.
- 3.3 The revised scheme omits the extension positioned above the bedroom and towards the annexe, and now the pitched roof over the annexe is removed too. The proposed extension is restricted to one side of the building, and the remodel of the exterior will vastly improve the appearance of the dwelling overall. As such the views of the proposed extension are extremely limited and now the volume of the proposed extension falls significantly.
- 3.4 Prior to preparing the proposed plans, consideration was given the commentary set out in the case officer's report. It is welcomed that the planning officer confirms that Policy DM26(1a) of the Eastleigh Borough Local Plan (2016-2036) sets out the criteria for residential extensions in countryside locations. The officer when considering the principle of the proposed second floor extension determined,

“This Policy sets out that the extension or replacement of a permanent dwelling in the countryside can be acceptable subject to criteria being met. These criteria comprise; the size, ensuring that this would not be disproportionate, or have an adverse impact upon neighbours. Therefore, the general principle of extending and altering the existing dwelling is accepted”.

- 3.5 The planning officer then considered the design against specific criteria of policy DM1 of the Eastleigh Borough Local Plan (2016-2036). Reference was made to Policy BU7 that advises,

“... residential extensions and replacement dwellings within the Old Bursledon Special Policy Area, this sets out that the proposals should not increase the volume of the original dwelling (from when the conservation area was first designated 1982) by more than 25%”.

- 3.6 According to the case officer’s report, the existing house has benefitted from previous planning consents that has expanded the volume of the original dwelling by more than 25%. As such the LPA may try to argue that any additional volume would be deemed contrary to Policy BU7. In response the applicants are providing factual evidence that demonstrates that the proposed extension (the subject of this revised application) will not increase the volume of the dwelling any further, but will reduce that volume.

- 3.7 The volume of the existing pitched roof over the dwelling is approximately 181m³ and over the annexe is 57m³. Cumulatively that is 238m³ to be removed from site. The proposed addition has a volume of approximately 172m³ so the overall volume of the building will be less than currently experienced, and well within the parameters of policy BU7 so the second reason for refusal is overcome.

- 3.8 The proposed extension is now of proportionate size to the dwelling, and the omission of the larger part over the remainder of the roof will ensure the extension causes no harm to the setting of 3no. listed buildings and the wider surrounding Conservation Area.

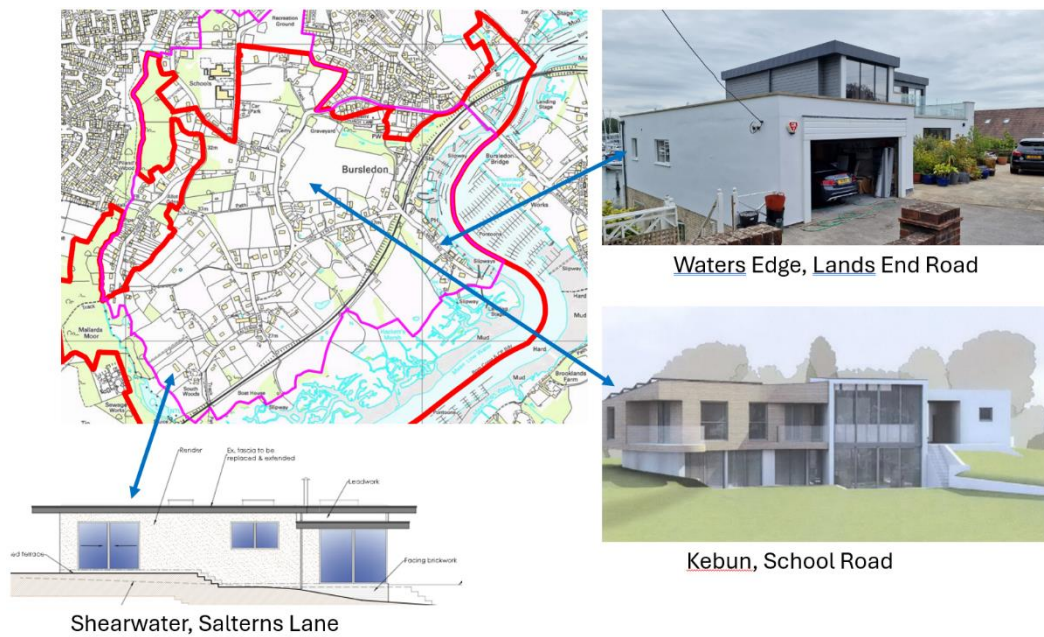
- 3.9 Within the case officer’s report it was alleged that,

“Whilst accepting the modern design of the existing dwelling, the proposals would completely remove the existing roof form and add an additional storey with a flat roof, which is considered completely uncharacteristic of the context and wider surroundings”.

- 3.10 The wording of

“completely uncharacteristic of the context and wider surroundings”

suggests there is no other examples of flat roof houses in the area of the designated heritage asset, however that is factually incorrect. There are examples within the Conservation Area, and the Special Policy Area boundary, as evidenced overleaf:



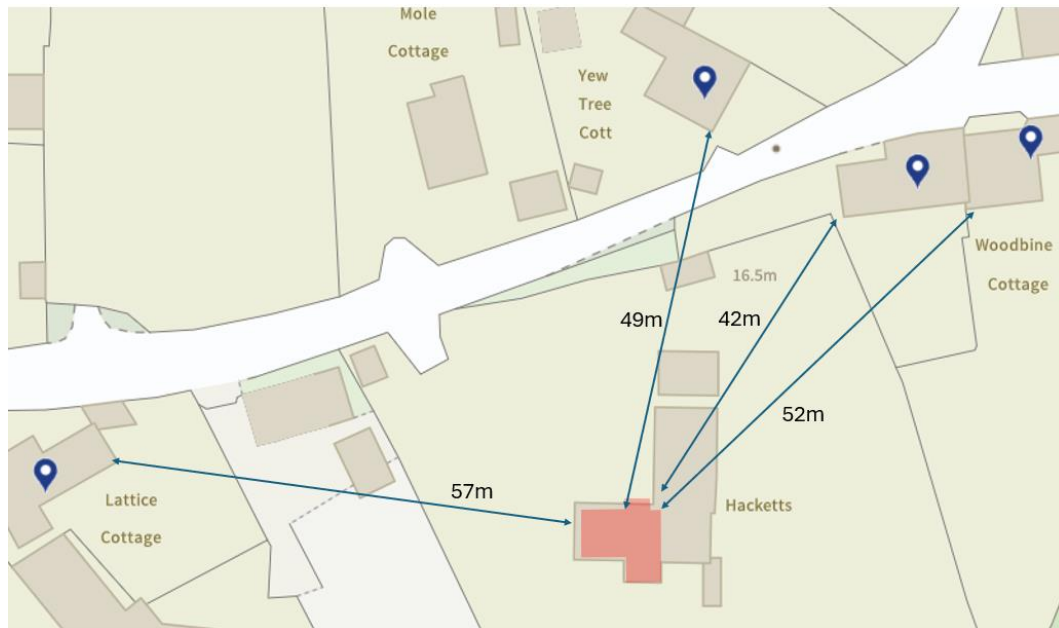
Locations of modern, flat roof houses within the Old Bursledon Conservation Area and Special Policy Area Boundaries

- 3.11 In the conservation officer's opinion, the principle of having an additional storey in this location would be dominating and urbanising to the immediate area and have a detrimental affect to nearby listed buildings, however the exact impact was not clarified.
- 3.12 The existing house at Hacketts is not one original to the village, but a newer development that offers design characteristics which are at odds with the older style of housing in the area. The dwelling smaller and large window apertures, rendered exterior, and a shallow roof form. The proposed extension have been substantially reduced and repositioned to be located further away from the setting of the listed buildings than originally proposed, and less intrusive.



Illustration of the proposed extension positioned further away from the setting of Listed Buildings

- 3.13 The relationship of the proposed extension relative to the listed buildings is shown below.:



Identification of listed buildings and proximity to the proposed extension

- 3.14 According to the Glossary of the NPPF, the definition of a 'setting of a heritage asset' is defined as

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".

- 3.15 The surroundings of the heritage asset (in this case listed buildings) will remain substantially unchanged as the visibility of the extension to the assets will be obscured by distance and intervening landscaping as can be seen overleaf.



Setting of Woodbine Cottage will be unaffected by proposed extension, hidden by retained landscaping

- 3.16 The setting to Dale Cott will be impacted however due to the distance of separation and retained landscaping, that impact shall be minimal.



Proposed extension would be glimpsed from Dale Cott however due to distance of separation, minimal impact to the setting

- 3.17 The purpose of a designated heritage asset is not to stop all development occurring around its perimeter or beyond, but to manage the setting having regard to the evolution of an area, changes in building technologies, architectural preferences and personal choice. In this case the applicant has substantially reduced the size of the proposed extension and the resultant affect will be an improvement to the dwelling.

3.18 Paragraph 135 (b) and (c) remind LPAs that,

“decisions should ensure developments:

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

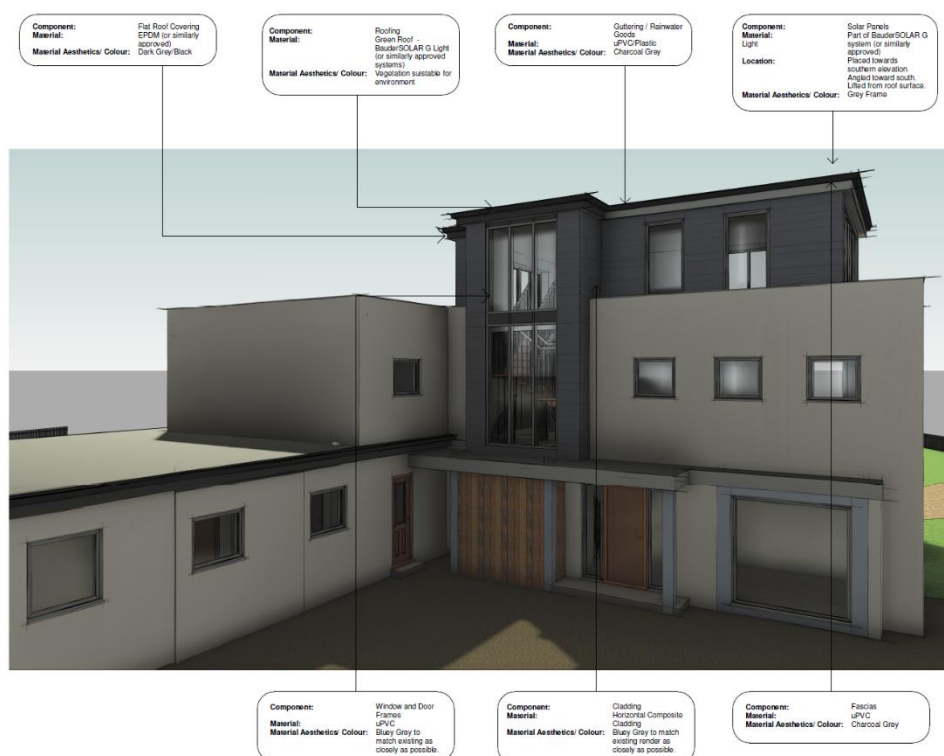
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”.

3.19 The impact of the proposed extension to the designated Conservation Area is less than substantial. Paragraph 208 of the NPPF advises,

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

The public benefits of the scheme are jobs and financial investment to local construction firms (economic role); visual improve to the existing building and the roof form that requires substantial repair and enhancement for the sustainability of the dwelling to avoid artificial heating sources (environmental role).

3.20 The case officer judged in the previous application that the extension was not proportionate to the size of the existing dwelling as required by Policy DM26. The revised scheme is not proportionate as the floor area and the volume is substantially below that of the first floor or remaining ground floor accommodation.



Proposed extension is proportionate and subservient
to the remaining of the dwelling

- 3.21 The proposed extension would have no adverse impact to neighbouring properties due to the design, layout and careful consideration of window placement.
- 3.22 The proposed scheme will retain the existing vehicular access and parking arrangements. No changes are proposed to the boundaries of the site as well.

CONCLUSION

- 4.1 The NPPF confirms that sustainable development should be afforded the presumption in favour of sustainable development. This is reinforced by Policy S1 of the Eastleigh Borough Local Plan. This proposal meets the 3 roles of sustainable development.
- 4.2 It is considered that the submitted scheme creates a carefully balanced and attractive proposal which will respect the pattern and layout of development in the vicinity and preserve the character, appearance and local distinctiveness of the area. Good living conditions will be provided for future occupiers and the amenities of neighbouring properties will be maintained.
- 4.3 The proposal will overall maintain and preserve the setting and characteristics of the Old Bursledon Conservation Area, in line with the adopted policies.
- 4.4 The applicant considers there are no adverse impacts to the scheme, and certainly none which would significantly and demonstrably outweigh the benefits of the proposal, and therefore it is considered that planning permission should be granted.