

DELEGATED OFFICER REPORT

Application Ref: H/24/97562

Site Address: LYNCHIES, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

Case Officer: Claire Campbell-Best

Description: Extensions to detached summer house and extension to detached garage

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Conversation – Old Bursledon Special Policy Area SINC to the rear of the site Public Right of Way 25m Buffer – Bursledon 17fp Foul sewer crosses the site		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/23/94571	New entrance gates and brick pillars	Permit – 17/03/2023
C/07/61329	Retrospective retention of summer house and decking in the rear of the garden	Permit – 21/04/2008
C/14329/004/00	Construction of detached carport/garden store	Permit – 11/12/2001
C/14329/002/00	Construction of two storey extensions	Permit – 11/05/2000

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Bursledon Parish Council:	<u>No objection</u> Bursledon Councillors had no objection to the summer house or garage extension but asked that a condition be added of not to be used for accommodation and that it be used solely by occupants of the main dwelling.		
Built Heritage Officer:	<u>No Objection</u> Context The site is located toward the southern end of the Old Bursledon Conservation Area within The Special Policy Area. It is the penultimate property on the river side of the lane with a public footpath passing down the western boundary to Lincegrove Marsh and Badnam Creek behind. The Proposal This application is to extend both the existing garage block to the southwest of the house and the summer house to the east of the house. The garage block of three spaces has a couple of lean-to additions to the rear which are to be replaced with slightly larger space right across the building but with an integral roof of a pair of hipped ridges either side of a valley. The finished result is of a single straightforward structure with a square plan form and single double door to the front in place of the current two singles, to provide the required accommodation in a cohesive design rather than the ad hoc		

	extensions currently in place. The summer house is a simple rectangular structure with a pitched roof facing the hydro pool almost south-west which is to have the roof extended either end to house a small changing room on the west end and a covered storage area to the east. A flat roofed store is also to be added to the rear at the eastern end. This solution is not quite as successful as the garage makeover, but lower key and small in volume. Conclusion The revised garage block is a significant improvement on the existing but the summerhouse not quite so. Had it been a listed building one would have looked for further improvement here to match the success of the garage but it is not, so acceptable in the circumstances. No objection.
Ecology:	<u>No objection, subject to condition</u> I have reviewed the Preliminary Roost Assessment Report by Hampshire Ecological Services (August 2024). The garage and the summerhouse have been assessed to have negligible bat roost suitability. The area around the garage and summerhouse provide sub-optimal habitat for great crested newts, so it is unlikely that great crested newts will be present on site. The wood store at the rear of the garage could be used as shelter by hedgehogs. All of the trees, shrubs and hedges as well as the bird boxes on the exterior walls of both the garage and the summerhouse provide suitable habitat for nesting birds. No vegetation is currently proposed to be removed. The recommendations in the report are sound and must be implemented. If plans change, the report contains additional recommendations with regards to the main house and vegetation clearance. If any great crested newts are found during works then all works will stop, and a suitably qualified ecologist will be contacted. Depending on where it is found, surveys and a European Protected Species (EPS) license from Natural England may be required, or works may be able to proceed working under a site-specific method statement. The lower levels of wood and building material in the wood store on the south elevation (rear) of the garage will be dismantled by hand and with due care to prevent any injury to hedgehogs (or other small mammals) that could be present. In addition, all building debris and materials will be tidied away and disposed of in a skip or stored in such a way as to prevent small mammals (such as hedgehogs) from nesting in or under them. The recommended biodiversity enhancements are a bat box on a mature tree on the property, and a swift box on the exterior of the house.
Southern Water Services:	<u>No objection, subject to condition</u> It appears that the developer is intending to build-over/close-to a public sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer.

	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measure which will be undertaken to protect the public sewers.
HCC Access Development Officer (Public Rights of Way):	<u>No objection</u> Thank you for consulting Hampshire Countryside Service, the Highway Authority for Public Rights of Way, on this planning application. We raise no objection to the works and do not propose any conditions in relation to the PROW network in the vicinity of the site.
Old Bursledon Action Group:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/07/2024 – Photographs are on file		

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 within 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 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 <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, DM12 DM14, DM26 and BU7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals, Old Bursledon Conservation Area Appraisal and Management Proposals (Zone 8)

Assessment:
<u>Site and Proposal</u> The application site contains a large two storey dwelling set within a generous plot located towards the end of Salterns Lane. Within the site there is a detached garage located to the southeastern side of the plot and a summer house to the northwestern side. The site is located within the old Bursledon Conservation Area and Special Policy Area. The surrounding area is rural in nature with sizable dwellings placed sporadically along the lane. There is a Public Right of Way to the southwest of the application site which leads down to the River Hamble. This application seeks approval for extensions to both the detached garage and summer house, this would include:

- The existing wooden lean-to structures to the rear of the garage would be removed. The garage would be extended to the rear, this would have a double hipped roof and extend across the whole width, accommodating a tractor shed and ramp. The extension would be finished in materials that would match the existing garage. To the front, the two single garage doors would be replaced a double garage door.
- The existing summerhouse would be extended to both side elevations and to the rear. To the northwestern elevation, a pitched roof extension would accommodate a shower room; the extension to the southeastern elevation comprises an extended pitched roof extension supported on posts to create a covered storage area. The rear extension would have a flat roof which would comprise a storage area. All extensions proposed would be finished in materials that would match the existing summerhouse.

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 are considered acceptable in principle.

The application site also falls within Zone 8 of the “Old Bursledon” Conservation Area. Therefore triggering Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which requires 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 extensions 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 not be permitted;
- b) Have regards to the impact of the development in 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.

Design and Layout

- The design of the extensions to both the garage and summerhouse are acceptable in terms of their form, scale and appearance.
- Starting with the garage, the extension to the rear would replace existing rear wooden lean-tos. The overall depth of the garage would increase marginally by 0.2m into the rear garden. While the extension would have a higher roofline than the existing lean-to, it would set down from the main ridge of the garage and be a subordinate addition. Additionally, the extension would square off the garage; the proposed rear elevation would appear more cohesive in design due to the use of matching materials.
- The extensions proposed to the summerhouse are considered subordinate and low-key additions. Both extensions to the side elevations would be set down from the main ridge of the summerhouse and provide symmetry to the front elevation.

The rear extension would span approximately half the width of the summerhouse and is considered to be proportionately sized.

- Together, the garage and summerhouse extensions are not considered to be visually intrusive or detract from the character of the conservation area. The two structures are set in a position that is well screened by the main dwelling and mature hedging and trees. There would be glimpsed views of the garage from Salterns Lane, however the extension to the rear would not be noticeable within the public realm. The alterations to the front elevation of the garage are low-key and would not be prominent within the locality.
- The Built Heritage Consultant was consulted upon due to the site being a Conservation Area and they advised they have no objection to the proposals. They made note the summerhouse extensions are not as successful as the garage extension but on balance the extensions are low-key and modest and therefore not considered to cause detrimental harm to the Conservation Area.
- The proposals are considered to be compliant with the BU7 Policy relating to the Special Policy Area. The extended structures are proportionally sized and are subservient to the main dwelling and are not considered prominent features when viewed from the River Hamble.

Residential Amenity

- The garage and summerhouse are sufficiently distanced and well screened from neighbours and as such the proposals are not considered to have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- In response to the Parish's comment regarding placing a condition to restrict the use of the garage and summerhouse so that it is ancillary to the main dwelling and not used for accommodation, this has been noted and will be applied to the garage extension. The existing summerhouse already has a condition restricting its use under planning permission C/07/61329 and this for the perpetuity of the summerhouse and includes any further extensions or alterations.

Ecology

- Owing to the site being in close proximity to the River Hamble SAC, SINC and in the amber impact risk zone for great crested newts a preliminary roost assessment prepared by Hampshire Ecological Services (August 2024) was submitted with the application and this was reviewed by the Council's Ecologist.
- The Ecologist advised they were satisfied with the recommendations and biodiversity enhancements listed in the report. As such, these will be secured via condition; in addition, further ecological recommendations relating to protected species will be listed as an informative to the applicant.

Highway Safety and Parking

- The proposals do not result in any additional bedrooms so there is no increase in off-street parking required due to the proposed development.
- The alterations to the front of the garage would provide better functionality in terms of parking and is a welcome addition, allowing space to park 2 no. vehicles.
- As well as the garage, there is ample space to the front and side of the main dwelling for off-street parking and as such, there are no highway or safety concerns.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon

neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐