

DELEGATED OFFICER REPORT

Application Ref: H/25/98711

Site Address: LONG ACRE, KEW LANE, BURSLEDON, SOUTHAMPTON, SO31 8DG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey rear extension, oak-framed front porch, and alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within Established Residential Area • Within The Old Bursledon Special Policy Area • Adjacent to The Old Bursledon Conservation Area • Tree Preservation Order(s)		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history related to the site.		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	One letter of support was received from a neighbouring property, stating that the proposal represents a significant improvement to the existing dwelling.		
Parish Council:	None received.		
Built Heritage Consultant:	No objection.		
Ecologist:	<u>17/02/2025 (Summarised)</u> A bat emergence survey will be required before any work can be done at the front of the house. In this instance only, this survey can be conditioned. The survey report must be submitted and approved in writing by the LPA before any work can be done on the front (southeastern) elevation. The work at the rear of the house may be completed without further survey, and with the following precaution: in the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. A bat box was proposed as a biodiversity enhancement. The exact location and specification of the bat box can be conditioned. A plan showing the location of any exterior lighting (including light spill from windows) and the location of the bat box will be required. Further mitigation will be required for loss of the roosting features at the front of the house if they are to be lost by construction of the porch. <u>29/01/2025</u> I have reviewed the site photos and there are some potential bat roost features visible, with the potential for more on the rear elevation. Nesting birds could also be using some of these features. The proposal also involves removal of a chimney which is not clearly		

	visible in the photos. The areas around that house which would be affected by the proposal are already paved so a Preliminary Bat roost Appraisal (PRA) will be required and not a full Preliminary Ecological Appraisal (PEA). The report must also include recommended mitigation for loss of potential roosting and nesting sites and biodiversity enhancements for the property. The location of proposed enhancements must be shown on a plan with the appropriate elevations, together with any existing or proposed exterior lighting to ensure that bat roost features are not illuminated by more than 1 lux. <u>21/01/2025 (Summarised)</u> There are records of bats, great crested newts, nesting swifts, stag beetles and hedgehogs near this site. It is in a green impact risk zone for great crested newts. The northwestern boundary of the site is adjacent to Pilands Wood (Upper) SINIC. The tree survey and the photos on Google maps show many trees on site. To determine whether any surveys are required, I need to review close-up photos of the house including the roof, fascia, soffits, flashing, chimney, areas around the windows and any areas of the garden which would be affected during construction.
Tree Consultant:	No arboricultural objection to the proposal.

Site Visit:	Yes ☒	No ☐
Details: 17 th January 2025.		

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, S5 and S8; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 23)

Assessment:
<u>Site context and surroundings</u> Long Acre is a detached two-storey dwelling. Due to the site's steep gradient, sloping downwards from front to rear, it appears as a single-storey bungalow within the street scene. The frontage is well-screened by mature trees. The site is positioned at the junction of Kew Lane and Hungerford Bottom, with most of its frontage along Hungerford Bottom. While it lies outside The Old Bursledon Conservation Area, it is situated in the south-west corner of Character Area 6. The nearest listed building is The Old Rectory. <u>Proposal</u> The application seeks planning approval for a two-storey rear extension, an oak-framed front porch, and alterations to the dwelling's fenestration. The rear extension would infill a

small recess in the rear elevation, featuring a pitched roof that matches the existing roof form and a full height glazed gable window. The front porch would be constructed with an oak frame.

Principle

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, 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 in terms of mass, scale, layout density, design, and siting.
- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- Policy BU7 relates to the Old Bursledon Special Policy Area, designated to protect an area of low-density housing, woodland, open fields, and salt marshes adjacent to the River Hamble, served by narrow country lanes with well-established hedgerows, banks, walls and trees. The Old Bursledon Special Policy Area includes the Conservation Area. The policy states that residential extensions and replacement dwellings in the Old Bursledon Special Policy Area will only be permitted provided they:
 - i) do not increase the volume of the original dwelling (or as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
 - ii) 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;
 - iii) do not create a dwelling disproportionately larger than the one that is being extended or replaced;
 - iv) are subservient to and in proportion to the existing building in form, scale and design;
 - v) do not contribute to the cumulative urbanisation of the area; and
 - vi) are not otherwise detrimental to the character of the area as viewed from the River Hamble.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 23) which provides the following guidance on developments and that they should ensure that:
 - i) Preserve the loose-knit character of the area by avoiding significant increases in floorspace and the obstruction of open public views.
 - ii) Maintain the character of the built environment in the use of form and materials.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.
- The proposal aims to improve the internal layout by introducing a new central staircase at the rear. To accommodate this, a modest two-storey rear extension with full-height glazing is proposed. Given its scale and positioning, the extension would have a limited visual impact on the street scene and the adjacent Conservation Area.
- Alterations to the front elevation are minimal, and the existing tree coverage along the front and side boundaries provide additional screening, further reducing any visual impact. The Built Heritage Consultant has reviewed the proposal and confirmed that, as the site is located just outside The Old Bursledon Conservation Area, the changes would not affect its setting.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed two-storey rear extension is designed to fill a small recess at the back of the property while maintaining sufficient distance from neighbouring dwellings. Given its positioning and scale, it is not expected to result in overshadowing or a noticeable loss of light to adjacent properties. Additionally, the full-height glazing is oriented towards the rear garden and Pilands Wood, ensuring there are no overlooking concerns.
- As for the front porch, its modest size and placement mean it would have no impact on neighbouring amenity.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats, great crested newts, nesting swifts, stag beetles, and hedgehogs in the vicinity. The site also falls within a green impact risk zone for great crested newts, and its northwestern boundary adjoins Pilands Wood (Upper) SINC. Therefore, the Council's ecologist was consulted.
- Following a review of site photos, it was identified that there is potential bat roost features visible, particularly on the rear elevation, with possible nesting bird activity also present. As a result, a Preliminary Bat Roost Appraisal (PRA) was required.
- The submitted PRA report (LHB Ecology, February 2025) confirmed the presence of potential bat roost features in the form of raised roof tiles on the southeastern elevation, which is opposite the proposed rear extension. These features were

inspected using an endoscope and an internal loft survey. The report concluded that the proposed rear extension would not impact potential bat roosting areas. However, as the proposal includes an oak-framed front porch in the same area as the identified bat roost features, a bat emergence survey is required before any work can commence on the front elevation. This survey can be secured by condition, requiring submission and approval in writing by the Local Planning Authority before works begin on the southeastern elevation.

Trees and landscaping

- There are Tree Preservation Order (TPO) trees along the front and side boundaries of the site. However, the Council's tree consultant has reviewed the proposal and raised no objections, confirming that the development would not result in harm to protected trees.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The site has ample space to accommodate parking for more than three vehicles within the curtilage. As a result, the proposal does not raise any concerns regarding parking provision or highway safety.

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, 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.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐