

DELEGATED OFFICER REPORT

Application Ref: H/25/98706

Site Address: BELL HOUSE, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BX

Case Officer: Charlie Vallis

Description: Erection of detached garage and store

Particular Site Constraints?	Yes ☒	No ☐
▪ Within the Countryside ▪ Within Old Bursledon Special Policy Area ▪ Within zone 5 of the Old Bursledon Conservation Area ▪ Adjacent to a Listed Buildings and their curtilage (Ladymead, Chapel of our lady of the Rosary & no.'s 7-10 Greyladies) ▪ Article 4 direction removing Householder Permitted Development rights under Class E.		

Planning History?	Yes ☒	No ☐
▪ Z/16753/000/00 – Extension to kitchen and lobby – Permit – Feb 1976 ▪ C/04/50274 – Construction of two storey dwelling following demolition of existing property and felling of 8 no. trees – Permit – May 2004 ▪ C/05/53250 – Construction of 2 storey dwelling, following demolition of existing property & felling of 17no. Trees (amended design C/04/50274) – Permit – Mar 2005		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Parish Council:	No comments were received		
Built Heritage Consultant:	This scheme is to provide a generous sized single garage and store at the head of the drive backing onto the western boundary and at right-angles to it. The building is to be nestled between existing hedges of Yew approximately 2m high to the south and Cherry Laurel to the north. The materials for construction are to be fully sympathetic with the house, having a fair-face brickwork plinth with vertical timber boarding elevations above, including the garage door and a plain tiled roof. These need to be in clay. This proposal is completely in keeping with the host building and sensitively set between substantial existing hedging at the head of the drive-way, backing onto the field behind. It will not adversely affect the setting of either of the neighbouring listed properties and will infact settle-in very well, so no objection.		
Tree Officer:	The provided report is satisfactory in demonstrating that the significant trees can be protected and retained as part of this development. Therefore, we raise no arboricultural objection, providing the development is carried out in accordance with arboricultural report reference JFA0362.		
Ecology:	<u>27/02/25:</u> This site is in a red impact risk zone for great crested newts, with records of great crested newts near this site. There are also records of bats and hedgehogs nearby. I have reviewed the additional photos sent by email on 27/2/25 and can see that it is not likely for great crested newts to be using the area between the hedges, however great crested newts and hedgehogs could use the hedges		

	for shelter. Birds could nest in the hedge and bats could use these linear features for foraging and commuting. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Nesting birds and their young are protected under the same legislation. A precautionary working method statement is required to ensure that great crested newts, nesting birds and hedgehogs are not harmed during the removal of the hedge. Surface water drainage information is also required. I can see rain gutters and down pipes on the side elevations but no further drainage information. Is there an existing soakaway on site? An annotated plan showing lighting, biodiversity enhancements and surface water drainage is required. <u>20/01/25</u>: The descriptions of the trees in the Tree survey report by James Fuller Arboriculture (November 2024) include some potential bat roost features. Nesting birds must also be considered. We do not advocate removal of ivy as it provides pollen and berries and shelter for birds and bats. The block plan shows the proposed building in the root protection zone of at least one tree and could require works to the tree to enable the construction. I need to review photos of the areas of the garden and any vegetation that would be impacted by the proposal. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.
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Site Visit:	Yes ☒	No ☐
Details: 03/03/2025		

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, S2, S5 and S8; and Development Management policies DM1, DM11, DM12, DM14, DM26 and BU7. Supplementary Planning Documents: Quality Places (2011); Residential Parking Standards (2009); Trees & Development (2022); Old Bursledon Conservation Area Appraisal and Management Proposals – Character Zone 5 (February 2012).

Assessment:

Site and surroundings:

- Bell House is located on the western boundary of zone 5 of the Old Bursledon Conservation Area, to the south of Ladymead (a Grade II listed building) and to the west of Greyladyes (also Grade II listed) on the opposite side of School Road.
- To the west of the application site is an open field which has a public footpath on its northern boundary, Kew Lane on its west and houses fronting the High Street on its southern side. The western boundary hedge of Bell House is a mixture of Field Maple and Privet approximately 1.7 m high and in good condition.
- The application site contains a two-storey detached dwelling set back beyond mature vegetation with a steep driveway which slopes upwards from School Road.

Principle:

- The application site is located within the countryside, where the principle of development is not accepted unless in accordance with the policies in the local plan. Policy DM26 makes provision for residential extensions within the countryside, providing that they are compliant with the general development criteria and transport policies of the Local Plan and subject to compliance with certain criteria, for example, providing that no additional dwellings are created.
- Policy BU7 relates to residential extensions and replacement dwellings in Old Bursledon Special Policy Area, outlining that this kind of development will be permitted provided it does not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%; it has regard to the impact of the development on the space between buildings and openness of the area; is subservient to and in proportion to the existing building in form, scale and design; does not contribute to cumulative urbanisation of the area; and are not otherwise detrimental to the character of the area as viewed from the River Hamble.
- Although not explicitly related to outbuildings, the guidance set out in policies BU7 and DM26 can be used to inform the assessment of this proposal as their general principles would be relevant. In addition, it is worth noting that the 25% limitation to volume cannot be applied to outbuildings and as such is not relevant to the determination of this application.
- The general criteria for new development outlined in policy DM1 will also inform the assessment. This policy states:
- "All new development should:
 - (a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of [...] the countryside [...]; biodiversity (avoiding significant adverse impacts); and ...
 - (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."

Proposal

- The application seeks permission to erect a detached building to create a garage and store, measuring 4.5m in width, 7m in length and approximately 4.3 metres in height.
- The proposed garage/store will be served by windows to the front (1no.) and rear (1no.).

Design, layout and impact on designations:

- The proposal is considered subservient in scale and design to the main dwelling and would not detract from the significance of the setting of the Conservation Area and Special Policy Area.
- The proposed materials are considered sympathetic and in keeping with the character and appearance of the host dwelling and its locality. To ensure a satisfactory appearance, it will be conditioned that the roof is constructed of clay tiles, as recommended by the Built Heritage Consultant.
- In accordance with policy BU7, the proposal would not extend the developed area beyond existing residential curtilage, and thereby would not create an urbanising impact, respecting the space between existing dwellings.
- The positioning of the proposed garage behind mature vegetation, means that the development is unlikely to be noticeable from the street scene.
- Views from the adjacent field and public right of way are unlikely to be significantly affected given the modest size of the proposal and screening from its existing boundary hedge.
- There are listed buildings in the vicinity, the setting of which must be protected. However, the nature and quality of the structure will not cause harm to the setting of the adjacent listed buildings, as confirmed by the Built Heritage Consultant
- The development would not be an overdevelopment of the site with sufficient amenity space retained. Parking on the site would not be adversely affected, with the proposal meeting the required minimum size to accommodate a space for garage parking, at no less than 3m X 6m internally (measuring 4.5m X 7m), as set out in the Residential Parking Standards SPD. There is also ample space within the driveway to accommodate other parking.
- The proposal is therefore considered to accord with policies BU7, DM26 and DM1 (Local Plan 2016-2036) in that it would represent a proportionate addition to the host dwelling and takes account of the locality through appropriate design, layout and scale.

Residential amenity:

- 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.
- The garage is set within the garden away from other residential properties and would be well-screened by existing boundary fencing and hedges, and mature trees.
- The proposed use as a garage and store incidental to the residential use of main dwelling is unlikely to cause additional residential disturbance. A condition will also be added to ensure that this building is not used for commercial or industrial purposes, in order to protect the amenity of neighbouring residents.

Ecology & Trees:

- Due to its location within a Conservation Area and the garage's position amongst significant trees, our Tree Officer was consulted as part of this application. An arboricultural report (ref. JFA0362) was supplied with this application, which our Tree Officer deemed was satisfactory in demonstrating that all significant trees would be protected and retained by this development. A condition will be added to ensure compliance with the measures set out in this report.

- Our Ecology team were also consulted as part of this application due to records of protected species' near the application site. Their recommendations outlined that precautionary working methods were required. These will be conditioned and where necessary informatives placed on the decision notice to ensure the protection of local wildlife.
- The ecology team also advised that a surface water drainage statement/plan, an external lighting plan and biodiversity enhancements would be required. Biodiversity enhancements in the form of a bat brick/box and a swift brick/box will be conditioned, to ensure compliance with policy DM11, and as such a plan is not required. An informative will be added in relation to lighting, however, as outlined in policy DM6, a surface water drainage plan would not be applicable to householder developments and therefore has not been requested as part of this application.

Other matters:

- 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 ...