



Bursledon, Hamble-le-Rice and Hound Local Area Committee

27th March 2025





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- Planning (Listed Buildings and Conservation Areas) Act 1990 for developments affecting heritage assets.
- National Planning Policy Framework (Dec 2024) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Amended 2023)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms





Agenda Item 12 – H/24/98601

Derry Dacy, Peewit Hill, Bursledon, SO31 8BL

Side and rear extensions and raising of roof to provide first floor accommodation along with temporary changes to existing ground levels (Part Retrospective)



Updates

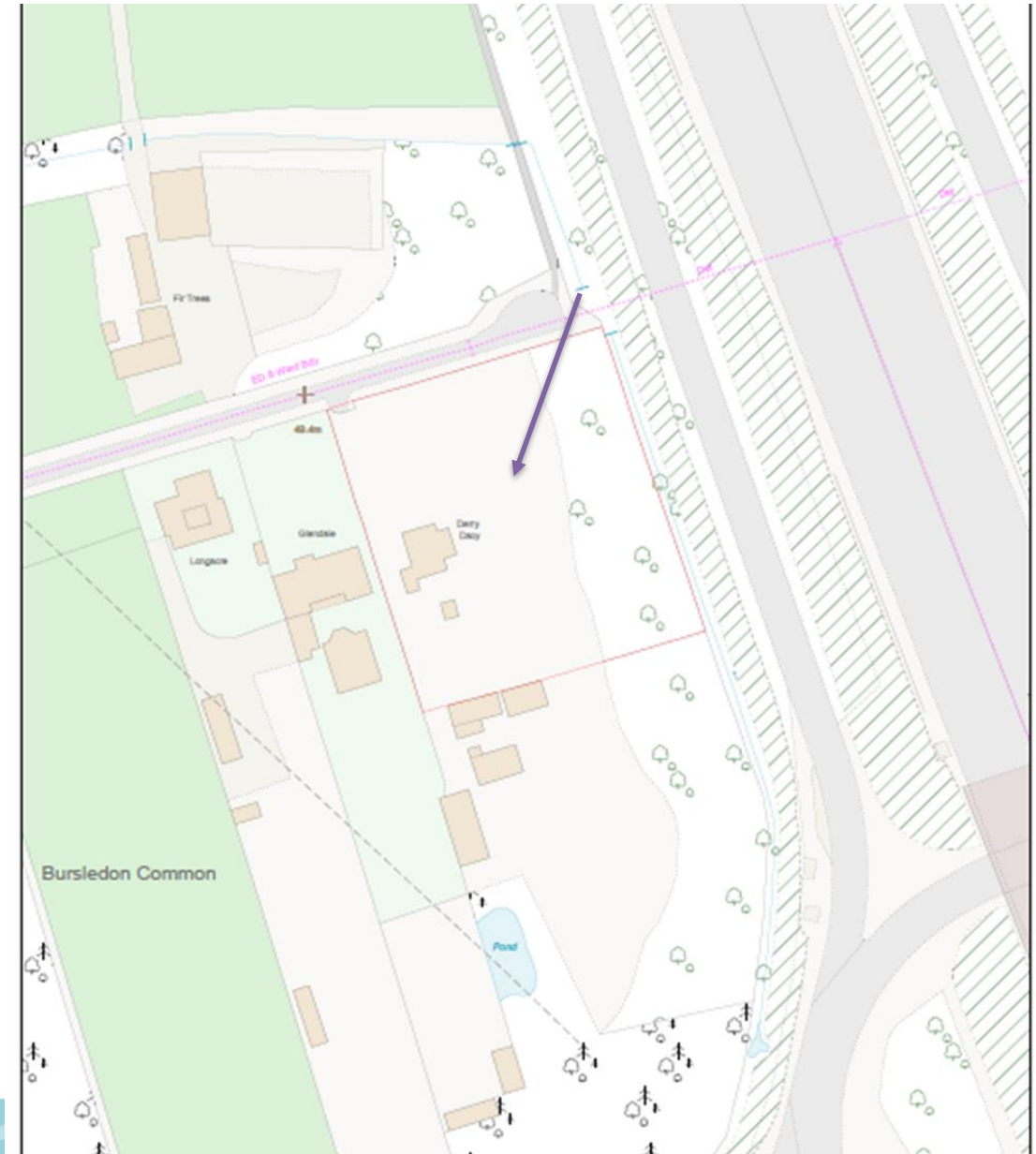
Condition 5:

"No development above ground level shall commence until a comprehensive landscaping scheme for the entire site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include detailed planting plans specifying the species, sizes, numbers, and precise positions of all new trees, shrubs, and other vegetation to fully restore the site's landscape character, reflecting its prior wooded and vegetated state. It shall also include a detailed timetable for implementation. The approved landscaping scheme shall be fully implemented within the first planting season (November to March) following the completion of the development or prior to its occupation, whichever is sooner. All planted elements shall be maintained for a minimum period of ten years, during which any trees, shrubs, or plants that die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with specimens of equivalent size, species, and maturity to ensure immediate visual enhancement. No further tree or vegetation removal shall occur without prior written approval from the Local Planning Authority."



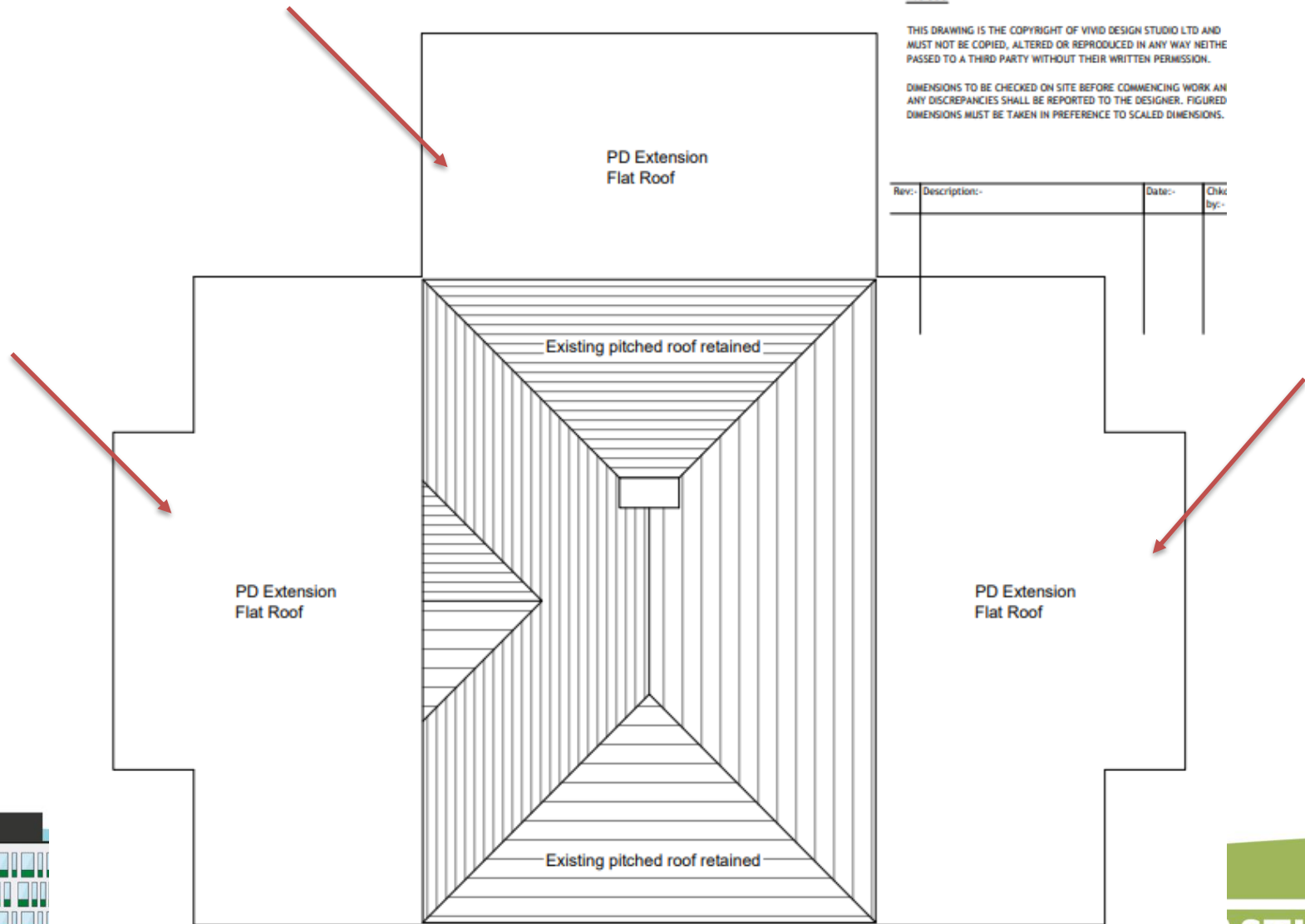
Location Plan

- Within countryside
- Within the Hedge End and Bursledon settlement gap
- Generous plot at the end of Peewit Hill, which is a no-through road





Works under Permitted Development Right



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DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chk by:-



Proposed Front and Rear Elevation



**PROPOSED NORTH ELEVATION
(1:100)**



**PROPOSED SOUTH ELEVATION
(1:100)**

Side elevations

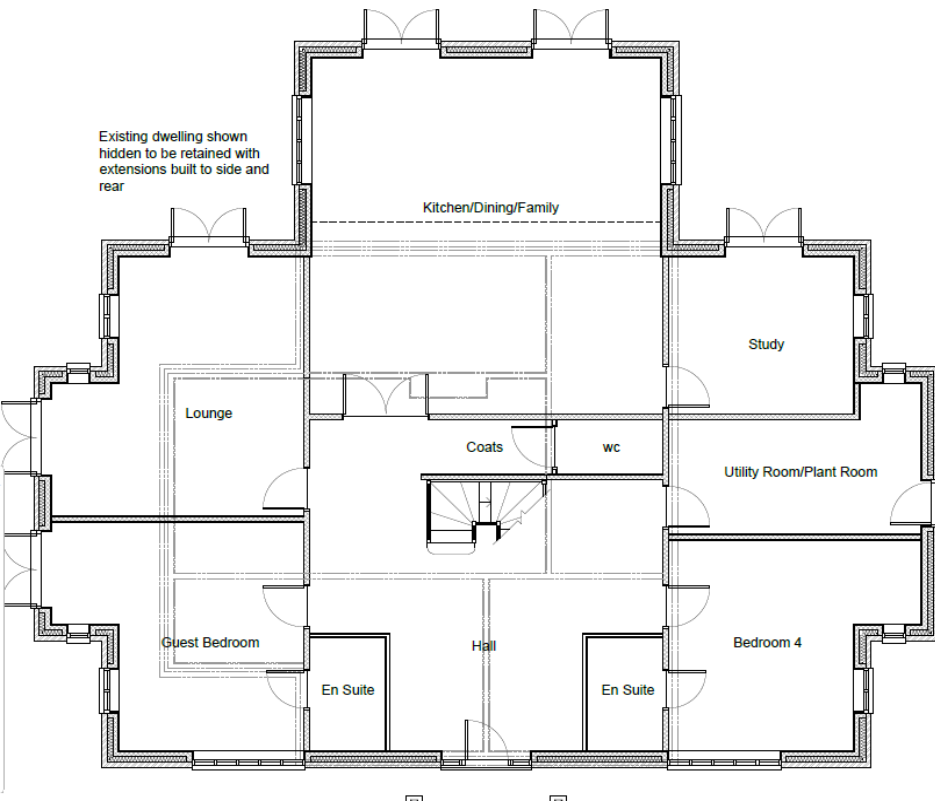


**PROPOSED WEST ELEVATION
(1:100)**



**PROPOSED EAST ELEVATION
(1:100)**

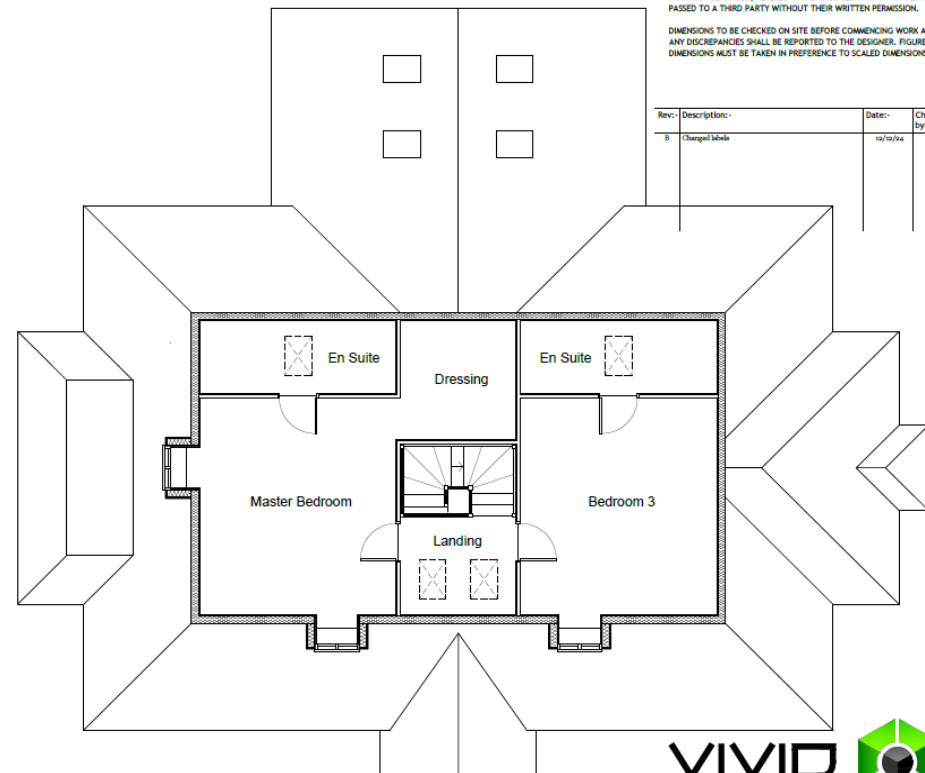
Existing dwelling shown
hidden to be retained with
extensions built to side and
rear



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1	Changed title	10/10/14	



VIVID 



Temporary ground level changes

AREA HATCHED RED DENOTES EXISTING CRUSHED HARDCORE TO BE REMOVED AFTER WORKS ARE COMPLETED AND NEW TOPSOIL MINIMUM 150MM TO BE FORMED TO ORIGINAL GROUND LEVELS WITH NEW WILD FLOWER MEADOW PLANTING

Proposed Temporary Ground Level



Derry Dacy

Existing Original Ground Level

**PROPOSED SITE SECTION A-A
(1:200)**



EASTLEIGH
BOROUGH COUNCIL

Limited visual impact



Derry Dacy



EASTLEIGH
BOROUGH COUNCIL

No Residential Amenity Harm



PROPOSED WEST ELEVATION
(1:100)



Proposed Temporary Ground Level

Derry Dacy

Existing Original Ground Level

450mm to 1000mm

PROPOSED SITE SECTION A-A (1:200)



Key Considerations

- **The visual impact is acceptable** – The increase in height and extensions are proportionate and blend with the surrounding area.
- **No harm to residential amenity** – There is no undue impact on neighbouring properties in terms of privacy, overlooking and overbearing.
- **Ground levels and stability concerns are managed** – Conditions will be imposed



Recommendation

Permit subject to conditions

