



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

27<sup>th</sup> 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 11 – H/24/98637

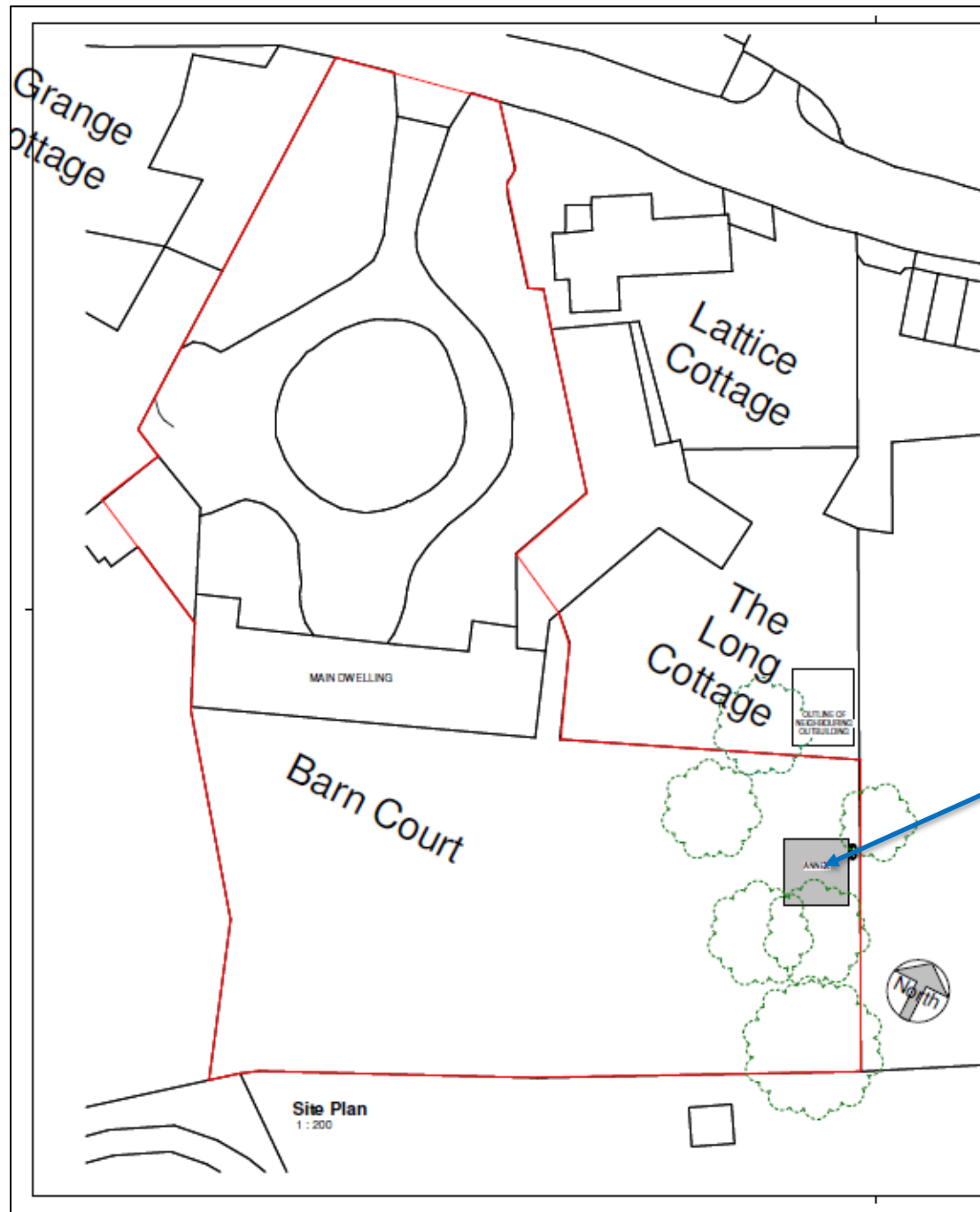
## **Barn Court, High Street, Bursledon, SO31 8DL**

Conversion of existing detached garden store to an annexe  
ancillary to the host dwelling



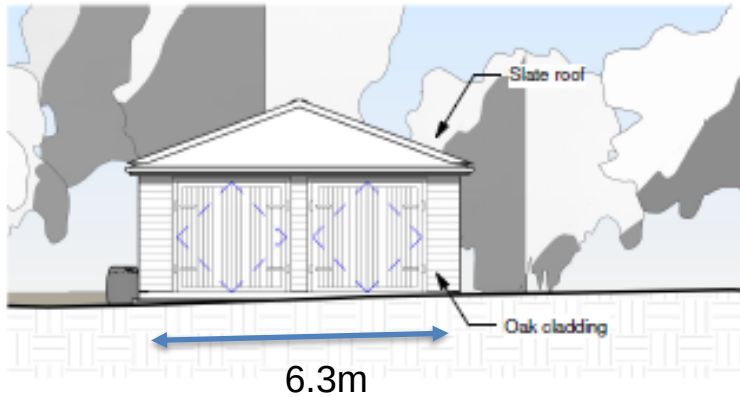
# Site Layout

- Within the Conservation area and Old Bursledon
- Eastern side of the rear garden
- South of another structure in the rear garden of The Long Cottage

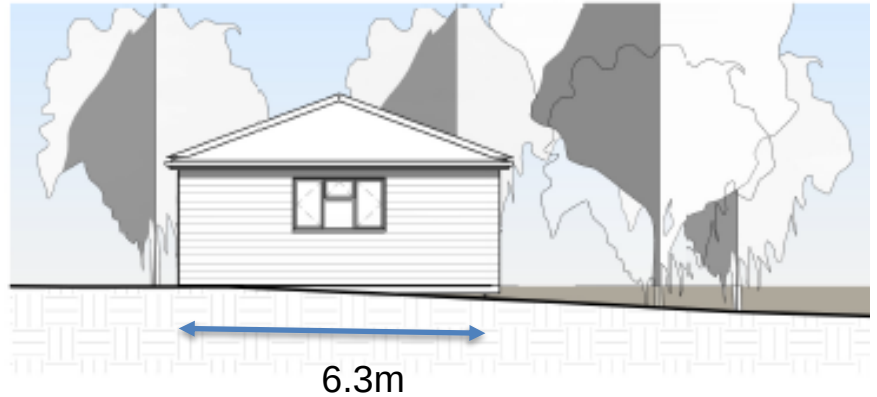


Proposed annexe

# Elevations



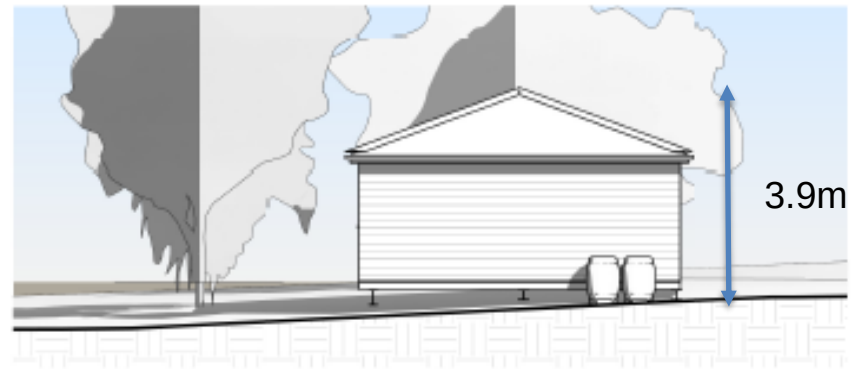
**North Elevation**  
1 : 100



**West Elevation**  
1 : 100



**South Elevation**  
1 : 100



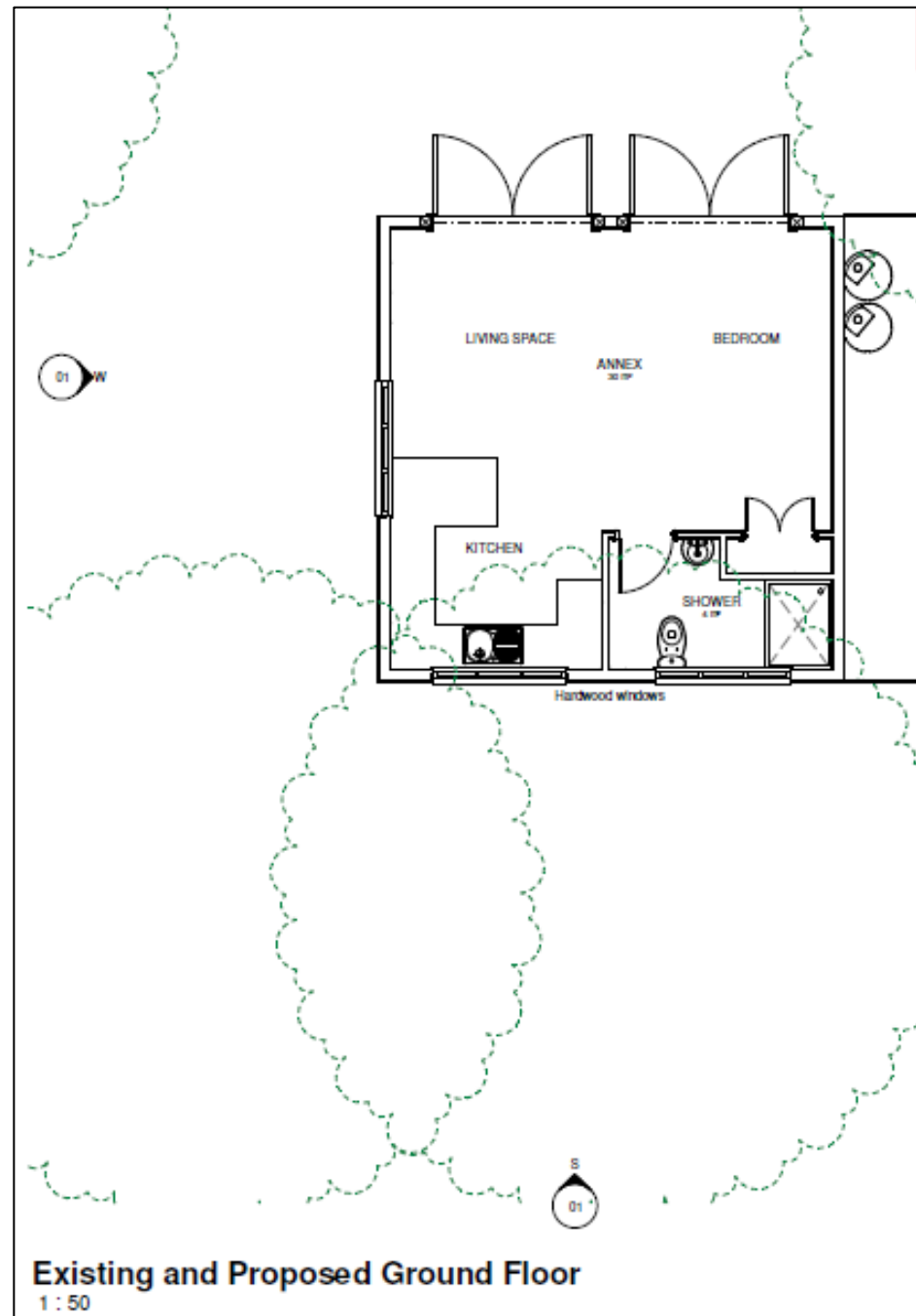
**East Elevation**  
1 : 100

- Timber frame
- Oak cladding
- Slate roof
- Hardwood windows



# Proposed Floor Plan

- Open-plan layout with a kitchen, a combined living and sleeping area, and a shower room



# Site Photos: Interior of annexe



# No visual impact: Barn Court and proposed annexe



# Annexe in relation to surrounding garden



# Site Photos: Interior of annexe



# Key Considerations

- **Use as an annexe:** The annexe is considered acceptable in terms of size and proposed occupation and would not be considered capable of becoming a separate residential unit due to its size, scale and relationship with the host dwelling.
- **Impact on the Conservation Area, Special Policy Area & nearby Listed Building (Lattice Cottage):** As this application seeks conversion of an existing outbuilding it is not considered to create any harm to the setting of the Conservation Area, Special Policy Area and the setting of Lattice Cottage.
- **Impact on trees:** The Council's Tree Officer has raised no concerns in relation to this application, given that no additional external works are proposed.
- **Impact on residential amenity:** The annexe is set within the garden away from other residential properties. Its proposed ancillary domestic use would not be considered to cause unacceptable disturbance within a residential setting.



# Recommendation

# Permit subject to conditions

