

Planning Application H/24/98637

BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Representatee	Address	Comments
Sandra Hoare	HACKETTS HIGH STREET BURSLEDON SOUTHAMPTON SO31 8DL	I enjoy good relations with the owner of Barn Court, and it is with great regret that I find myself having to object to my neighbour's planning application H/24/98637. The original application for this building H/22/93123 stated very clearly that it was "to provide additional storage for garden essentials necessary for the residents of the dwelling. Additional storage is needed for the dwelling due to the large site which contains different plants and hedges that are beneficial to the local wildlife." That application was entirely consistent with strategic policy S5 in the Eastleigh local plan, specifically paragraph 1.d which states that planning development will be granted for new development in the countryside provided that it relates to outdoor recreation and open space. Therefore I had no objection to the original application H/22/93123. The new application states that "due to personal circumstances, the family no longer require the additional storage that the building was proposed for. However, the overall purpose is that the building will be used as ancillary to the main purpose of the property, in that it will now form a residential annex." The facts in this case reveal a different story to the narrative used by the applicant. Far from assisting in the care of plants and hedges that are beneficial to the local wildlife, the work carried out to date has actually destroyed some of these and replaced them with an obtrusive and ugly, 7½ feet high, wooden fence on the eastern side of the plot. Secondly, the applicant has over recent months built several lean-to outbuildings onto the main structure. This may partly explain why he now claims, "the family no longer require the additional storage that the building was proposed for." Thirdly, the applicant lives alone in what is already a very sizeable property. His daughter and her children live right next door, while his son lives a short distance away on the far side of the river. Therefore, the only likely use of the new building would be as a short-term residence for the applicant's university-aged grandchildren or non family members, who would pay for the privilege. Added to the fact that the proposed building would have both kitchen and bathroom facilities, this suggests that its use would not be ancillary to the main purpose of the property but actually serve as a separate residence. Finally, the building that has already been constructed, allegedly in accordance with H/22/93123, is in fact the one anticipated in H/24/98637. Therefore it would appear that the applicant's purpose was never related to outdoor recreation and open space, but rather the creation of a new residence. The proposed development does not meet the criteria in policies DM 18 - extension and replacement of existing non-residential buildings in the countryside and DM 19- change of use of buildings in the countryside, therefore, the change of use to residential would be contrary to the local plan.

		A new residence in this location would have a severely detrimental impact on the residential amenity of existing residents in the neighbouring properties of Long Cottage, Lattice Cottage and Hacketts. This has already been the case during construction with loud music, shouting and other noise, bright lights late at night and general coming and going. This can reasonably be expected to become even worse if the property were to be occupied, either by the applicant's grandchildren or short-term, rental tenants from the likes of Airbnb. Hence the new residence would be in breach of policy DM1 of the Eastleigh Local plan - General criteria for new development As such, I would respectfully request that the council reject this planning application and also serve an enforcement notice on the applicant to restore the existing building to the one that was originally approved.
David Bailey	THE LONG COTTAGE HIGH STREET BURSLEDON SOUTHAMPTON SO31 8DL	Subject: Objection to Planning Application H/24/98637 & Associated Historic Application H/22/93123 Barn Court, High Street, Bursledon, SO31 8DL Dear Sir/Madam, We are writing to express our concerns regarding the planning application submitted by our neighbour, Mr. Wright, for the property at Barn Court, High Street, Bursledon. As residents of The Long Cottage, which is directly adjacent to the site, we are significantly affected by the proposed changes. When the original application for a garden store (H/22/93123) was submitted in 2022, we raised concerns that the building was not intended just as a garden store due to its size and design, but Mr. Wright personally assured us that it would be used solely for storing garden equipment. We have always maintained a good relationship with Mr. Wright but we were not consulted on this latest proposed change of use, despite having previously raised concerns about the intended function of the structure. Over the past two years, the development has expanded beyond the original consent, and the current application does not reflect all the works undertaken. We now find ourselves in a difficult position of submitting a formal objection as the change of use has significant impact on our property, amenity and environment. Key Concerns 1. Original Intent and Use of the Structure - o The design and scale of the building do not align with a typical garden store. The number of windows, size and layout suggest an alternative intended use. - o The original application proposed a larger structure, which was later reduced following our objections, but the revised version still appears inconsistent with its originally stated purpose. - o The building is now materially complete and includes the residential fit out shown on the proposed application. 2. Impact of Change of Use - o Had the original application been for a detached residential annex, it may not have been approved, given planning policies for the conservation area. - o A residential use will introduce additional light pollution and noise, affecting our privacy and overall residential amenities. - o During construction, there was significant disruption, including persistent noise from building works, music, and conversations. A garden store would have had minimal impact both during construction and when in use.

		o As the proposed works have already been undertaken, we were not given the opportunity to object to this new use class at the time of the original application. 3. Questionable Need for Residential Annexe o The applicant resides alone in a large five-bedroom house, with two existing self-contained bedroom suites. o His daughter lives in the adjoining property, and his son lives nearby. Given these factors, the necessity for additional independent accommodation is unclear. o We are concerned that the actual intent may be for rental or other purposes beyond family use. 4. Potential Future Development and Access Concerns o The gated access near the garden store from land belonging to Lattice Cottage has been widened, despite its original purpose being only for occasional access. o We are concerned about the implications of this access change and future development of a drive as the applicant has previously approached the owners of Lattice Cottage with a view to buying the property. 5. Environmental and Ecological Considerations o The removal of approximately 18 meters of hedgerow and installation of high timber fencing have restricted wildlife movement and biodiversity, contrary to ecological recommendations. o The sloping ground behind the store has been levelled and we are concerned that a pine tree near the adjoining field has had a significant depth of soil piled around its trunk. o The ecologist recommends prohibiting bonfires, yet during construction, there were frequent fires burning construction materials and waste, impacting air quality and our ability to use our outdoor spaces. We have asked Mr Wright not to light fires on several occasions as the smoke comes into our house and garden but he continues to light them. 6. Planning Compliance and Unauthorised Works o The applicant commenced works without discharging Condition 4 of planning consent H/22/93123, which required an Arboricultural method statement and tree protection plan. o Additional unauthorised structures have been built since 2022, including close board fencing and gravel boards, a timber garden store, a lean-to, and an outside toilet, none of which were part of the original or current plans. o The application states that the garden store is no longer needed due to a change in family circumstances. It is no longer needed as other stores have been built close by. o The constructed garden store appears to be positioned further from the boundary than approved, making it more visible from our home than originally indicated. o Eastleigh Borough Local Plan (2016-2036) – Adopted April 2022 sets out that: S5: Countryside 1. Planning permission will be granted for new development in the countryside provided it is related to: a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the reuse of existing buildings (policy DM19) TLC Response – this is not an existing building. it was fitted out from new only as a residential unit and has not been used for any other purpose. DM19: Change of use of buildings in the countryside
--	--	--

		1. The change of use of existing buildings in the countryside that are demonstrably unsuitable for continued use for their existing purpose will be permitted subject to the general development criteria and transport policies of the Local Plan and provided that: a. the proposed use is compatible with neighbouring uses and does not have an urbanising effect on the countryside in terms of external layout, lighting, noise and traffic; d) access, car parking and services can be provided without having a detrimental impact on the character of the countryside; 2. Change of use to residential, where this is not permitted development, will only be permitted if: a. the building is demonstrably unsuitable for other uses allowed under this policy; or b. the proposal is for an agricultural worker's dwelling and the terms of policy DM27 are met; or c. the building is of architectural or historic interest and there are no other means of securing its preservation (see also policy DM12); or d. it would achieve amenity, environmental or traffic benefits. TLC Response – the building was designed and consented as a garden store and is materially suitable for continued use as the same. The proposed alterations provide no beneficial amenity or benefit. BU7: Residential extensions and replacement dwellings, Old Bursledon Special Policy Area 1. Change of use to residential, where this is not permitted development, will only be permitted if: b. 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; e. do not contribute to the cumulative urbanisation of the area; TLC Response – The houses in this part of the High Street are generally built in a ribbon along either side of the road with no properties to the rear. This application materially alters this character special to the area. It is clear that the proposed development is not in accordance with the highlighted Planning policies. Given the significant deviation from the original application, failure to comply with applicable planning policies, the impact on neighbouring properties, and potential breaches of planning conditions, we respectfully urge the planning authority to refuse this application. Sincerely, David and Irene Bailey The Long Cottage, High Street, Bursledon We have photographic evidence showing: Photo 1 – New fencing Photo 2 – New fencing Photo 3 – Development and enlarged access point Sketch plan – location of new structures built since 2022 Photo 4 - Lean-to Structure to left of approved Garden Store - unreferenced
--	--	---

		Photo 5 - Outside toilet and wood store - unreferenced Photo 6 - Newly constructed garden store – unreferenced Photo 7 - Lights from development seen from our kitchen at night Photo 8 - Dominant position of the new structure viewed from our living room looking directly into the garden store's window and kitchen (Please see "Objection from neighbour at The Long Cottage" for supporting photographs - dated 05/02/2025).
Melanie Wood	LATTICE COTTAGE HIGH STREET BURSLEDON SOUTHAMPTON SO31 8DL	Lattice Cottage High Street Old Bursledon SO31 8DL Dear Planning Department, We are very sad to have to object to our neighbour's application because we have a longstanding, cooperative and friendly relationship with him. Reference: H/24/98637 We are writing to formally object to this planning proposal on the following grounds: 1. Unauthorized Development: The applicant originally obtained planning permission in 2022 for a garden store. However, the completed structure is significantly larger than a typical garden store and appears to have been designed for residential use. Crucially, no residential planning permission has been granted for this building. 2. Unauthorized Plumbing and Drainage Connection: The building has been plumbed into the combined foul drainage system which is shared with Lattice Cottage and The Long Cottage without our knowledge or consent, which raises concerns about both legality and potential impact on our property. There is a long history of blockages through these drains. Any additional load is likely to exacerbate the situation. 3. Access Issues and Right of Way Dispute: - o The amended planning statement supporting the application says that the site would be served by the existing access route from the main dwelling. However, on multiple occasions during construction the applicant used a grass track over Lattice Cottage's garden for delivery of materials. An existing access gate opening onto our land has been extended, apparently to facilitate this. - o We are disputing that Barn Court has vehicular or pedestrian right of way access across our garden to the structure referred to as a garage. - o The owner of Barn Court has using our garden for access without permission, resulting in an ongoing right of way dispute between Lattice Cottage and Barn Court. - o The development at Barn Court included an enlargement of a previously unused pedestrian gate from our garden to the next door garden, presumably because the owner requires access across our garden. 4. Impact on a Listed Building: Lattice Cottage is a Grade II listed building, directly adjacent to Barn Court. This development negatively affects the setting of a protected historic property. 5. Harm to the Conservation Area: This site is within a designated conservation area. The applicant has removed significant, well-established trees and hedges that previously contributed to the area's character and replaced them with a fence, which is detrimental to the environment and aesthetic value of the locality.

		Conclusion This development appears to breach the conditions of the original planning permission and appears to be an attempt to seek retrospective approval for an unauthorized residential expansion. Furthermore, it has caused legal disputes, access issues, and disruption within the local community. Given these concerns, we urge the planning authority to reject this application. Yours sincerely, Melanie Wood C/O Lattice Cottage High Street Old Bursledon Southampton SO31 8DL
David David Bailey	THE LONG COTTAGE HIGH STREET BURSLEDON SOUTHAMPTON SO31 8DL	Although it is not referenced elsewhere in the application, drawing PG.7081.22.01 rev 1 shows a garden store to the south of the subject garden store with a note as permitted development. This building was constructed in late 2024. However, in April of 2020, the Council confirmed an Article 4 direction restricting the construction of outbuildings as specified by the conditions of Schedule 2, Part 1, Class E of the Town and Country (General Permitted Development) (England) Order 2015 (as amended). PD should not be considered or apply for this structure.