

DELEGATED OFFICER REPORT

Application Ref: L/25/99189

Site Address: 10 GREYLADYES, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON,
SO31 8BX

Case Officer: Gina Aftanas

Description: Listed Building Consent: Installation of aluminium framed secondary
glazing to 2no. windows on rear elevation

Particular Site Constraints?	Yes ☒	No ☐
With the Countryside Within Old Bursledon Conservation Area Grade II Listed Building Great Crested Newts IRZ - Red		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
L/26722/002/00	Erection of conservatory	Permit – 28/08/1991
C/26722/004/00	Construction of third storey rear extension	Permit – 28/07/1995
N/26722/003/00	Notification of intent to fell three conifers	Permit – 16/04/1992
L/08/62853	Installation of new boiler flue on proposed conservatory	Permit – 04/08/2008
L/08/62489	Erection of rear conservatory, following demolition of existing	Permit – 12/05/2008
L/26722/005/00	Construction of third storey rear extension and alterations	Permit - 28/07/1995
Z/26722/001/00	Erection of conservatory	Permit – 28/08/1991
C/08/62419	Erection of rear conservatory following demolition of existing	Permit – 12/05/2008

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Comment		
Ecology:	No Objection		
Heritage Consultant:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 02/06/2025 – Photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
Section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.
The site also lies within a Conservation Area, Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Policy:

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2, S5; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal BHH23.
Character Area Appraisal Guidance

- Preserve the loose-knit character of the area by avoiding significant increases in floorspace and the obstruction of open public views
- Maintain the character of the built environment in the use of form and materials

Assessment:

Site and Surroundings

The application site contains a three-storey grade II listed building on the south end of School Road falling within designated countryside and Old Bursledon Conservation Area. The site location is set away from the road, in a court-style area at the back of the property. The property is part of group of six buildings that form the south-eastern side of School Road and were at one time associated with the Greyladyes Estate. The surrounding properties are all similar in size and style with white render to finish and windows of the same design.

Proposal

This application seeks approval for the installation of internal aluminium framed secondary glazing to 2no. windows on rear elevation.

Impact on the Listed Building

The proposal is found as acceptable by the Council's Heritage Consultant who has commented that even though the secondary glazing does not align completely, the meeting rail division is quite fine and as the proposal is for the rear window, this is acceptable with minimal harm occasioned by it. Regarding the bathroom window, the height and width ratio required precludes the alternative option. The proposal conforms with policies DM1 and DM12 and would not harm the historic interest of the building.

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: This application is recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐