

DELEGATED OFFICER REPORT:**Application Ref:** H/25/99030**Site Address:** RIVER BARN, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH**Case Officer:** Clare Martin**Description:** Construction of front porch, detached garden store and extension to existing car port

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within Old Bursledon conservation area • Adjacent to a grade II listed building (the dolphin public house to the north)		

Planning History?	Yes ☒	No ☐
The site has a long planning history, but the most relevant application is: • C/12/70922 - Construction of detached double garage, following demolition of existing and widening of existing access – Permitted (August 2012)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Built Heritage Consultant:	No Objection <u>Car Port</u> The existing car port is of a rustic nature in keeping with both the countryside and the Dolphin. While I would normally prefer the carport at the front boundary to have been the house side of the garage, in this instance it is hardly noticeable by virtue of the hedge height, so will not make it any worse. This current proposal is to both infill the existing frame and add roller shutters to the front two openings with add a further bay and connection to the garage in the same format to form a store. <u>Front Porch</u> A new front porch is proposed consisting of two timber posts, matching pilasters and a flat roof with moulded fascia measuring approx 3.3m x 1.2m x 3.3m high at the front door. This modest addition will give some sense of arrival that is currently lacking for a house of this nature. <u>Garden Store</u> A new garden store is also proposed on the south side of the front lawn, under the trees which will be quite prominent but the lightweight nature of the structure will minimise its presence and not cause any serious harm to the setting of the main building while it has no sides.		
Tree Officer:	No Objection		

	We have no significant concerns regarding the porch (no trees within influencing distance) or the extension to the existing car port (area considered developed and trees elevated behind retaining wall). The proposed detached garden store does have the potential to be impactful, however, because of its siting amongst trees and the topography (the ground slopes). Despite the risk of impact, in this instance – scale, proposed structure – we feel that mitigation is relatively straight forward, and we are happy for arboricultural information to be submitted under condition. We will require an arboricultural method statement detailing how the proposed garden store will be constructed and how the trees in the vicinity will be protected. These can be secured via condition if you are minded to approve the application.
Ecology Officer:	No Objection There are records of bats, nesting swifts, water shrew, hedgehogs, and great crested newts in this area. The site is in a red impact risk zone for great crested newts. However, I don't see any habitat features for any of these species in the areas which would be impacted by these proposals. The porch area of the house has paving stones, and the existing garage and carport are surrounded by tarmac. Please add ecological informatives to the decision notice.
Parish Council:	No Objection If you are minded to permit the application please condition no subdivision or habitable space from the main building and no business use in order to protect the conservation area

Site Visit:	Yes ☒	No ☐
Details: Carried out June 2025		

Pre-commencement Conditions:	Yes ☒	No ☐
Details: Email from agent agreeing pre-commencement tree condition.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"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".)</i>

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 (sustainable development), S2 (approach to development);
- Development Management Policies DM1 (general development), DM11 (nature conservation), DM12 (heritage assets), DM14 (parking)
- Area policies: BU7 (residential extensions in Old Bursledon)

Supplementary Planning Documents:

Old Bursledon Conservation Area Appraisal, Quality Places; Residential Parking Standards; Trees and Development.

Proposal:

Porch

Installation of a timber framed, open sided, porch with flat roof. The porch measures 3.3m(l) by 1.2m(d) by 3.3m(h) and will be positioned on the front (south-west elevation) next to the existing bay window.

Garden Store

Erection of a timber framed, open sided, garden store with a shallow sloping roof. The store measures 6m(l) by 6m(d) by 2.6m(h) and is located on the southern side of the front garden.

Car Port

Infilling the area between the existing garage and open sided timber framed car port to create additional storage. The enlarged structure will be enclosed in timber cladding with roller shutter doors added to the front of the existing car port. at the front.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character and Appearance and Impact upon heritage assets

Policy DM1 requires development to take full and proper account of the context of the site (including the character and appearance of the locality) 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.

The site is also within Old Bursledon Conservation Area and to the south of The Dolphin, a grade II listed building. Policy DM12 allows development within the setting of a heritage assets providing it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

The proposed porch, garden store and extension/ alterations to the car port are of a relatively modest scale. The porch is the only element of the scheme which extends the existing dwelling and is very minimal (with a footprint of 4m²).

The design of the scheme is in keeping with the existing buildings and mainly uses good quality oak timber. These forms of modest domestic porches and outbuildings are found within Old Bursledon and are appropriate for the conservation area.

The site has a generous sized plot, which is well screened along its boundaries including a high hedge along the front boundary with Salterns Lane. Given the siting and small scale of the various works, the proposal will generally have little impact on the neighbouring grade II listed building or character and appearance of the Old Bursledon Conservation Area. No objection has been raised by the Built Heritage Consultant.

A condition will be imposed to ensure that the extended car port and garden store is only used in connection with the existing residential property, so as not to materially alter the character of the site or begin to erode Old Bursledon Conservation Area.

Other Considerations:

- The proposed garden store will be sited close to trees, which are protected as part of the conservation area. However, mitigation to protect the trees would be relatively straight forward and arboricultural information can be secured as part of a pre-commencement condition. On this basis no objection has been raised by the Tree Officer.
- The proposal should not impact upon protected species or their habitats and no objection has been raised by the Ecology Officer.
- The proposed work are all modest single storey structures, and the site is enclosed by high dense landscaping and sited within a generous plot. The development is not considered to have an unacceptable impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook) and accords within the residential amenity guidance within Quality Places SPD.
- The property has a large plot and so the proposal would not be an overdevelopment of the site. The property would retain sufficient amenity space and meet parking standards.
- The development is not considered to have a likely significant impact on the Special Protection Areas.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		