

DELEGATED OFFICER REPORT

Application Ref: H/25/98923

Site Address: THE OLD COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Repairs to Grade II Listed Building, including timber frame repairs, replacement windows and kitchen door, new rooflights, replacement front porch, new porches to driveway and rear kitchen door, and external landscape.

Particular Site Constraints?	Yes ☒	No ☐
• Designated Countryside • Old Bursledon Conservation Area • Old Bursledon Special Policy Area • Grade II Listed Building • Solent Protection Zone		

Planning History?	Yes ☒	No ☐
• Z/28396/000/00 - Single storey rear extension - Permit - 21/08/1985 • L/28396/000/00 - Listed building consent application: Single storey rear extension - Grant Listed Building Consent - 13/09/1985 • L/28396/002/00 - Listed building consent: removal of fireplaces and alterations to windows and doors, repairs to oak frames, replacement of roof over garage/wine store, installation of roof light to utility room and replacement of sheeting adjacent to back gate - Grant Listed Building Consent - 11/05/2000 • L/28396/003/00 - Listed building consent: construction of conservatory following demolition of existing conservatory - Grant Listed Building Consent - 25/05/2001 • C/28396/005/00 - Construction of conservatory following demolition of existing conservatory - Permit - 11/06/2001 • H/17/81122 - Garage conversion and new roof over garage/ breakfast room to create additional ground and first floor living accommodation with rear roof deck. - Permit - 03/10/2017 • L/17/81069 - Listed building application for garage conversion and new roof over garage/ breakfast room to create additional ground and first floor living accommodation with rear roof deck. - Grant Listed Building Consent - 03/10/2017 • H/22/92576 - Retention of new lead roof and roof light above conservatory - Permit - 18/05/2022 • L/22/92628 - Retention of new lead roof and roof light above conservatory. - Grant Listed Building Consent - 18/05/2022 • L/25/98932 - Repairs to Grade II Listed Building, including timber frame repairs, replacement windows and kitchen door, new rooflights, replacement front porch, new porches to driveway and rear kitchen door, and external landscape. - Under Consideration (L/25/98932 accompanies this current application)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation was received from a neighbouring property in support of the application, expressing that the proposed works are considered to be well-designed and fully supported.		
Parish Council:	No comments received.		
Built Heritage Consultant:	No objection.		
Ecologist:	The Council's Ecologist reviewed the submitted ecological reports and raised no objection, subject to conditions securing the implementation of precautionary working methods and the installation of bat boxes in appropriate locations.		
Southern Water:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 13 th March 2025.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2, S5 and S8; and Development Management policies DM1, DM2, DM11, DM14, DM26, BU7. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Old Bursledon Conservation Area Appraisal and Management Proposals (February 2012).

Assessment:
<u>Site context and surroundings</u> The Old Cottage is a Grade II Listed Building located on the northern side of High Street, within the centre of Bursledon village. The property occupies a slightly elevated plot, with the ground rising steeply to the rear, forming a generously sized private garden. The cottage fronts directly onto the street and is aligned parallel to it, with the main amenity space positioned to the side and rear. The Old Cottage is one of only three remaining seventeenth-century buildings in the village to retain its exposed timber frame and features prominently within the street scene. According to Historic England, the list description states: <i>C17. Two storeyed house with exposed timber-framing, brick filled, resting on stone base. Modern tiles on roof, gabled at one end and half-hipped at the other. Casements, including 2 old diagonal-lead lights to upper floor.</i> The wider surroundings are primarily residential in character, comprising a mix of listed and non-designated heritage assets. The site also lies within designated countryside and the Old Bursledon Special Policy Area. The immediate setting includes a variety of historic and more modern buildings, with mature vegetation contributing to the verdant character of the locality.

Proposal

The application seeks planning permission for a series of works to The Old Cottage, comprising repairs to the historic timber frame, the replacement of a number of modern windows and the kitchen door, the insertion of conservation-style rooflights, the replacement of the existing front porch, the addition of two new porches, and landscaping alterations to the rear terrace.

Specifically, the proposed works include:

- Timber frame repairs: Removal of previous inappropriate repairs, including resin infills and bedded tiles, and replacement with traditional oak scarf repairs.
- Fenestration: Replacement of poor-quality or unsympathetic modern windows with bespoke hardwood casement windows featuring diamond leaded lights. The historically significant windows will be retained and repaired using matching materials and detailing.
- Kitchen door and rooflights: Replacement of the modern kitchen door with a new hardwood stable door, and installation of two conservation-style rooflights within the kitchen lean-to roof.
- Porches: Replacement of the existing front porch with a smaller bracketed timber and lead-roofed design. Two new porches of similar design are proposed: one to the rear kitchen door and another to the entrance from the driveway.
- Landscaping: Enlargement of the rear terrace area, including the installation of a new retaining wall and regrading of the garden bank in line with the fall of the land.

Policy and Principle

- The site is located within the countryside, where the principle of development is not accepted unless in accordance with the policies of the Local Plan (in this case Eastleigh Borough Local Plan (2016-2036)). Policy S5 and DM26 makes provision for residential extensions within the countryside, providing that they are compliant with the general development criteria and transport policies of the Local Plan and subject to compliance with certain criteria, for example, providing that no additional dwellings are created.
- Policy BU7 relates to residential extensions and replacement dwellings in Old Bursledon Special Policy Area, outlining that this set of development will be permitted provided it does not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposals have been subject to pre-application consultation, including a site visit and detailed discussions with the Council's Built Heritage Consultant, who raised no objections to the submitted scheme. As such, the proposed works are considered to preserve the special architectural and historic interest of the listed

building and are acceptable in terms of their design, scale, detailing, and visual impact.

- The replacement windows and kitchen door have been designed to better reflect the age and character of the building. Importantly, the two original diagonal-leaded lights referenced in the statutory list description are to be retained and repaired.
- The proposed rooflights within the lean-to roof over the kitchen are of a conservation-style design and will not be visible from public viewpoints. As confirmed by the Built Heritage Consultant, these are acceptable given their location and the benefit they provide in increasing natural light to the internal space.
- Alterations to the porch arrangement are also considered to positively contribute to the building's character. The existing front porch, which appears visually heavy, is to be replaced with a more modest bracketed timber and lead-roofed canopy, enabling greater visibility of the original timber frame. Two new porches of similar design are proposed to the rear kitchen door and to the side entrance from the driveway. These are modest in scale, appropriately detailed, and situated on less prominent elevations.
- The proposed timber frame repairs include the removal of inappropriate historic interventions such as resin infills and bedded tiles. These works are considered necessary to address areas of structural concern and have been reviewed and supported by the Council's Built Heritage Consultant, who acknowledges that the repairs are required to ensure the long-term preservation of the building fabric.
- The landscaping proposals involve the regrading of the rear garden bank and enlargement of the terrace to provide more usable amenity space. These alterations are confined to the private rear garden and will not be visible from the public realm. The changes to site levels and boundary treatment are modest and considered to be in keeping with the setting and character of the listed building.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed works are not considered to result in any material harm to the residential amenity of neighbouring properties.
- The replacement windows and doors are either located within existing openings or closely reflect the scale and position of existing fenestration. No additional openings are proposed that would give rise to increased opportunities for overlooking. The new rooflights within the kitchen roof are positioned above head height and serve a single-storey element of the dwelling, with no adverse impact on neighbouring privacy.
- The replacement front porch and the two proposed porches are modest in scale and are sited away from neighbouring boundaries. They are not considered to result in any overbearing impact, loss of light, or overshadowing to adjacent properties.
- The landscaping alterations are confined to the private rear garden. These changes are not considered to affect boundary treatments or create level changes that would result in undue overlooking or loss of privacy to neighbouring occupiers.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The application is supported by a Preliminary Ecological Appraisal, Bat Survey Report, and Mitigation Strategy prepared by CC Ecology (July 2025). These have been reviewed by the Council's Ecologist, who raises no objection subject to appropriate mitigation.
- Brown long-eared bats and common pipistrelle bats were recorded within the loft space, although no roosts were identified in areas directly affected by the proposed works. As such, the development can proceed under a precautionary working method statement, with further licensing only required if unforeseen impacts to roosts arise during construction.
- The Ecologist has advised that a lighting plan is not required provided no new external lighting is proposed, but it is essential that the bat boxes are installed in areas free from illumination. She is content with a condition to secure appropriate mitigation.
- Potential impacts on nesting birds can be avoided by timing the works outside the nesting season or by undertaking a pre-commencement bird check if required. No further ecological constraints have been identified.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposed works do not involve any increase in the number of bedrooms, and no alterations are proposed to the existing vehicular access arrangements. The existing parking provision on site will be retained, and the minor external changes do not affect driveway access.

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 adopted local 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 local plan policy. The need to

support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the 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.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐