



Appeal Statement

Derry Dacy, Peewit Hill, Bursledon, Southampton, SO31 8BL

14 July 2025

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1 QUALIFICATIONS AND EXPERIENCE

QUALIFICATIONS AND EXPERIENCE

- 1.1 I hold a 2:1 Planning Studies Bachelor of Arts Honours degree and a Diploma in Urban Planning from Oxford Brookes University. I am a member of the Royal Town Planning Institute.
- 1.2 I have worked in Hampshire since 1996. From 1996 to 2014 I worked at Eastleigh Borough Council as a Senior Planning Officer and then as a Principal Planning Officer in the Major Applications Team.
- 1.3 I have practised as a planning consultant since September 2014. I established my Town Planning practice, Wessex Planning Ltd, in September 2016, specialising in small to medium scale residential development.
- 1.4 I was instructed to appeal against the refusal of planning permission X/25/99319 for the removal of Condition 10 (permitted development rights) of planning approval H/24/98601 for side and rear extensions and raising of roof to provide first floor accommodation along with temporary changes to existing ground levels at Derry Dacy, Peewit Hill, Bursledon, Southampton, SO31 8BL.

2 REFUSAL REASONS

- 2.1 Planning permission was refused by Eastleigh Borough Council on 27th June 2025 for removal of Condition 10 (permitted development rights) of planning approval H/24/98601 for side and rear extensions and raising of roof to provide first floor accommodation along with temporary changes to existing ground levels (planning application reference X/25/99319) at Derry Dacy, Peewit Hill, Bursledon, Southampton, SO31 8BL for the following reason;

The removal of Condition 10, which removes permitted development rights for additional extensions, outbuildings, dormer windows, and roof alterations, would allow further development to take place on a site that is located outside the urban edge and within a settlement gap. Given the scale of built form already present, the site's sensitive location, and its planning history, the removal of this condition would result in the potential for cumulative and uncontrolled additions that would be harmful to the rural character, appearance, and openness of the area. As such, this is contrary to Policies S5, S6, DM1 and DM26 of the Eastleigh Borough Local Plan (2016–2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2024).

3 REBUTTAL OF REASON 1

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Introduction

- 3.1 Planning permission was granted by the Bursledon, Hamble-le-Rice and Hound Local Area Committee for the above development on 10th April 2025, with Condition 10 of the decision notice stating;

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no additional extensions, outbuildings, dormer windows, or alterations to the roof of the dwelling hereby approved shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.”

- 3.2 The application to remove this condition was refused under delegated powers for the reason above.
- 3.3 This appeal statement considers the legal and policy context that is engaged in the consideration of this appeal, and rebuts the reason given for the LPA's refusal to remove the condition.

Legal and Policy Context

- 3.4 Paragraph 55 of the National Planning Policy Framework (NPPF) states;

“Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.”

- 3.5 Paragraph 57 of the NPPF states;

“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.”

- 3.6 The National Planning Practice Guidance (NPPG) provides further guidance, stating at Paragraph 003;

“Paragraph 57 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

- 1. necessary;*
- 2. relevant to planning;*
- 3. relevant to the development to be permitted;*
- 4. enforceable;*
- 5. precise; and*
- 6. reasonable in all other respects.”*

These are referred to in this guidance as the 6 tests, and each of them need to be satisfied for each condition which an authority intends to apply. See also guidance on the use of model conditions.”

REBUTTAL OF REASON 1

- 3.7 Also relevant is the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) Schedule 2 Part 1 A, AA, B, C and E.
- 3.8 In the consideration of the reason for the condition, three local plan policies are particularly relevant:
- **S5 - New development in the countryside**
 - **S6 - Protection of settlement gaps**
 - **DM26 - Residential extensions and replacement dwellings in the countryside**
- 3.9 Policy S5 allows residential extensions in the countryside subject to maintaining the landscape character of the area.
- 3.10 Policy S6 allows development within a settlement gap provided it does not undermine the physical extent and/or visual separation of settlements; and would not have an urbanising effect detrimental to the character of the countryside; or the separate identity of the adjoining settlements.
- 3.11 Policy DM26 relates particularly to residential extensions in the countryside and allows the extension of dwellings provided the extension would not be disproportionate to the existing dwelling, or neighbouring properties or in relation to its plot, or involve any extension to its curtilage.

Permitted Development in Question

- 3.12 Condition 10 of the planning permission seeks to control permitted development allowed under Classes A, AA, B, C and E of Schedule 2, Part 1 of the GPDO. Taking each in turn;

Classes A, B and C:

- 3.13 Classes A, B and C limit the size and height of the extensions that may be permitted. If any permitted development capacity remains, these additions would be diminutive in terms of the property as it now exists and those in the local area. None of these extensions would, for instance be allowed to exceed the maximum height of the roofline, as permitted.
- 3.14 The GPDO relates to extensions in relation to the original, as built, property, not any enlarged property that may have resulted from the implementation of permitted development rights.
- 3.15 Any remaining extensions that could be carried out under Class A, B and C of Part 1 of the GPDO would be subordinate to the dwelling and would not, therefore, be harmful to the amenities of the neighbouring properties or the wider locality.
- 3.16 With regards to character and appearance, the additions allowed under the GPDO are designed to be acceptable in principle, not appearing unduly dominant or harmful even in areas that lie outside the settlement boundary. That is the reason for their very existence, and why it is advised that such rights should not, unless in clearly justified circumstances, be removed.
- 3.17 Indeed the only places where permitted development rights of this kind are restricted are in National Parks, National Landscapes and Conservation Areas. The appeal site lies in none of these areas, nor are there any of these protected areas nearby. There has been no clearly articulated reason for their removal on the appeal site.
- 3.18 As a result there is no need for this planning condition. In terms of the six tests for a lawful planning condition, the condition is both unnecessary and unreasonable.

REBUTTAL OF REASON 1

Class AA:

- 3.19 Class AA relates to the enlargement of a dwellinghouse consisting of the construction of additional storeys. Class AA is clear that development is not permitted if the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise.
- 3.20 The recent planning permission granted for Derry Dacy introduces a second storey to the existing dwellinghouse and consequently further development under Class AA is prohibited in any case.
- 3.21 There is no need, therefore, for this planning condition. In terms of the six tests for a lawful planning condition, the condition is both unnecessary and unreasonable.

Class D

- 3.22 Class D relates to the erection of a porch outside any external door of a dwellinghouse and limits the scale and height of such a construction. The plans approved as part of this permission already include a porch for the main entrance and therefore this element of the condition is also unnecessary and unreasonable.

Class E

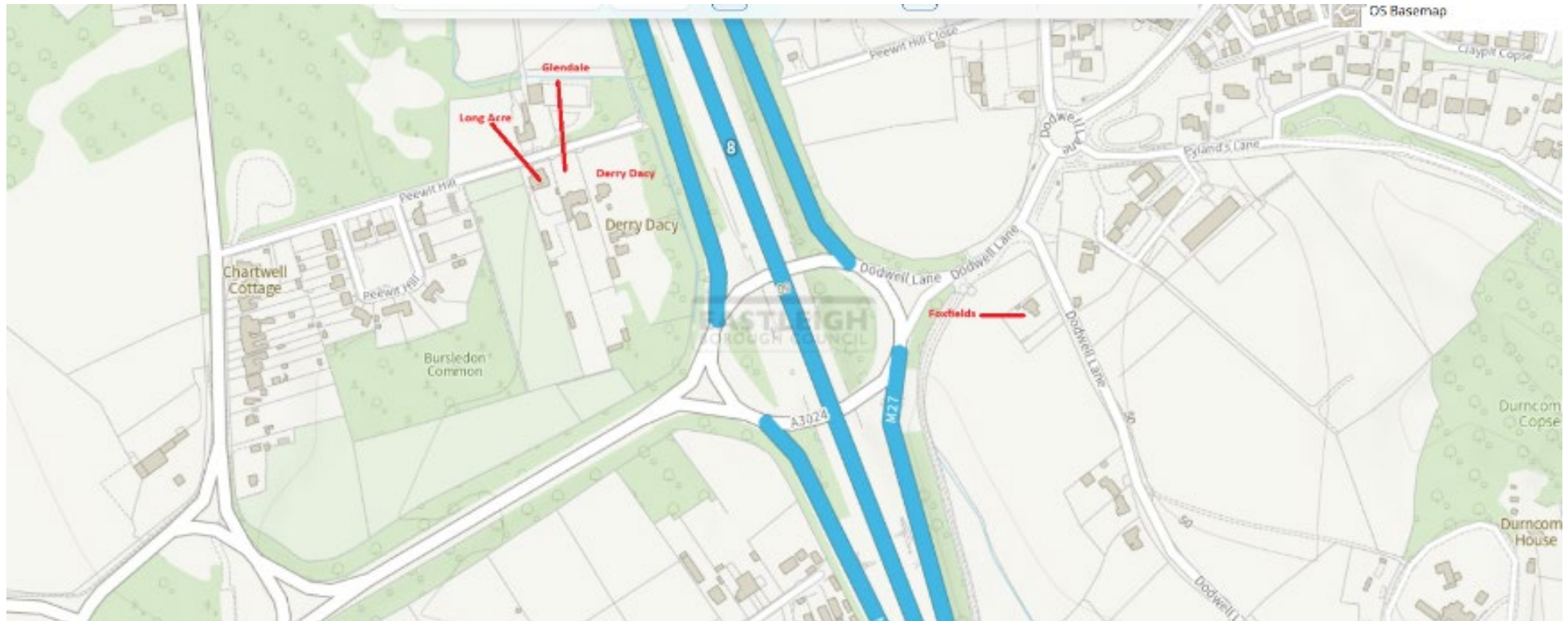
- 3.23 Class E relates to outbuildings. There is no clear justification for the removal of this permitted development right. The site is large and well screened and, by definition, the permitted development criteria reduce any harmful impact through embedded controls on height and extent. Neighbouring dwellings each have large outbuildings that fully utilise this permitted development right.

Site Context and Precedent

- 3.24 It is perhaps useful to include an excerpt of the proposals maps which includes a consideration of nearby recently permitted extensions within the settlement gap in comparison to the appeal site permission.
- 3.25 The decision notices, officer reports and plans are included at Appendix 1 for each of the examples chosen.
- 3.26 The examples chosen are:
- Glendale – Peewit Hill
 - Long Acre – Peewit Hill
 - Foxfields – Dodwell Lane
- 3.27 These dwellings are annotated on the proposals map below.
- 3.28 'Glendale' is the neighbouring property to Derry Dacy. Permission was granted in 2022 for a single storey rear extension following removal of existing lean-to, the addition of three front and three rear dormer windows, a first-floor side extension, a garage conversion to form habitable room and the replacement of the existing rear flat roof to a pitched roof.
- 3.29 'Long Acre' is the next neighbouring property, (one door down), to Derry Dacy. In 2021, permission was granted for a two-storey rear extension with balconies and front porch.
- 3.30 'Foxfields' is located in Dodwell Lane, across the motorway from the site, but in the same settlement gap as the appeal property. In 2024, permission was granted for a two-storey side extension to include a side dormer window; alterations to an existing northwestern dormer window; a single-storey rear extension and elevational alterations
- 3.31 All permissions are for large extensions that relate to dwellings within the settlement gap, assessed under the current policy regime. None of these permissions removed ANY permitted development rights

REBUTTAL OF REASON 1

and all have large outbuildings. In addition, all of these permissions include dormer windows or balconies.



REBUTTAL OF REASON 1

Appeal Assessment of Reason for Refusal

3.32 Against the above background, the LPA continue to justify the removal of these permitted development rights on the basis of the size of the original property, the apparent 'sensitivity' of the site's location, its planning history, and the potential for cumulative, uncontrolled additions that would be harmful to the character, appearance and openness of the area. Each of these apparent concerns are considered in detail below:

"Existing Scale of Built Form"

- 3.33 This appears to relate to the size of the original property, which was small.
- 3.34 However, permitted development rights exist to ensure that homes can be extended to ensure modern living standards.
- 3.35 There is no heritage, affordability, or character policy that limits the extension to a small dwelling in principle in this location, as there might exist in other areas.
- 3.36 The historic unwillingness of the LPA to accept any enlargement to this property is an unjustified position in planning terms, especially when one considers the precedent in the area.
- 3.37 The applicants need to outline the 'fallback' position of permitted development rights in order to gain permission was unnecessary but eventually unlocked the LPA's historic resistance to the enlargement of the dwelling.

"Sites Sensitive Location"

- 3.38 The site is not within a National Park, nor a National Landscape, nor a Conservation Area. Neither are there any other 'special policy area' designations that provide, for instance, any percentage increase limitation on the size of extension, or secure the retention of small

dwelling. Neither are there any Article 4 directions which limit permitted development rights on a wider basis.

- 3.39 Whilst proposals in all areas deserve a thorough consideration of their impact on local character and appearance, Peewit Hill is not of any special character that elevates it above, or makes it more sensitive than, an ordinary low-density street within a rural area.
- 3.40 When the context of the site is considered, the resulting dwelling, even with the use of any remaining permitted development rights, would remain diminutive in comparison to the other dwellings in Peewit Hill, and the local area, totally suited to its position.
- 3.41 Even the officer report to committee, recommending the proposals for permission confirmed that the site's layout and positioning mitigated any potential visual impact. The report states:
- "Derry Dacy is located at the end of Peewit Hill, a quiet no-through road, and benefits from a generous setback from the highway. The site is also well screened by mature hedging, established trees, and a front entrance gate. This relatively secluded position, together with the boundary treatments, ensures that the proposed development would not be prominently visible from public vantage points. Consequently, the visual impact on the surrounding countryside and the strategic settlement gap between Hedge End and Bursledon would be minimal, thereby preserving the rural separation and local character."*
- 3.42 With the visual impact of the proposal being 'minimal', and the committee report making no reference to remaining permitted development rights, or any reference to the reasons why these should be removed, there is no clear justification for doing so.

“Planning History”

- 3.43 This is assumed to refer to the previous refusals of planning permission. In the officer report to committee, the prime concern with the previous application appeared to be the size of the roof. The application that was eventually permitted hipped the originally proposed gabled roof.
- 3.44 Whilst this appeal is not intended to request that the inspector consider the merits of the original proposal, it is not considered that the hiping of the roof line made any material planning difference to the overall impact on the character or amenities of the area.
- 3.45 There are a mixture of both hipped and gabled roofs on the dwellings adjacent to Derry Dacy, on Glendale and Long Acre, and so the originally proposed gabled roofs were not considered, by the applicant, to be out of character.
- 3.46 Additionally, it is an unfortunate but common experience that elevations of roofs are misunderstood by LPAs. A 2d elevation can never represent the way in which a roof slope recedes away from the viewers eye, and will therefore always appear bulkier on paper than in reality. Nevertheless, this apparent ‘reduction in bulk’ was the documented reason for the preference for a hipped roof.
- 3.47 Furthermore, in relation to the planning history of the site, the previous refusal appeared to be based entirely on whether the extensions were proportionate in relation to the size of the existing dwelling. However, when one is considering a very diminutive dwelling, a proportionately larger extension than may be allowed on a large dwelling is often required, in order to make any real difference to living standards (and ‘absolute’ liveable floor area).
- 3.48 Finally, even if such an extension is granted permission, the resulting dwelling may still remain smaller than most of its neighbours. This

common reality was completely ignored in the historical planning assessments.

- 3.49 As such, the ‘planning history’ contributes no justification for the removal of permitted development rights, whatsoever.

“Potential for Cumulative and Uncontrolled Additions”

- 3.50 It is unsure whether the LPA understand that the majority of the permitted development rights sought for removal, have already been implemented. Therefore the likelihood for ‘cumulative and uncontrolled additions’ to the dwelling is significantly diminished in any case.
- 3.51 Permitted development rights are also conferred on the original dwelling, not on the dwelling that results from the implementation of those rights. The LPA’s understanding of this fact is unclear.
- 3.52 Finally, permitted development rights, by their very nature, strictly control additions to dwellings. It is therefore unclear what the LPA mean when they suggest that there could be cumulative, uncontrolled additions to the dwelling. Being criteria-based, the GPDO provides a clear, controlled and final threshold for dwelling extensions and outbuildings, after which all extensions will require express consent.
- 3.53 If the LPA’s concern is in relation to outbuildings, then again, the GPDO provides limitations on height and extent, so that these do not impact the amenities or character of an area. Even as a settlement gap, any material harm as a result of the full implementation of Class E rights on the appeal site would be limited by the location of the dwelling between a run of residential development and the vegetated linear strip of land immediately adjacent to the M27 motorway. There would be no physical or visual impact upon the separate identities of Bursledon and Hedge End. Both immediately

adjacent properties have large outbuildings that do not harm the character of the area nor the purposes of the Settlement Gap.

“Harmful to the Rural Character, Appearance, and Openness of the Area.”

- 3.54 Again, the reason for permitted development rights is to allow modest extensions and alterations to dwellings without the need for planning permission. The rights allow general modernisation of dwellings in a manner that has been agreed, by government, not to be harmful. The GPDO self-limits permitted development rights in sensitive locations such as National Parks, National Landscapes and Conservation Areas, and paragraph 55 of the NPPF requires clear justification for the removal of these rights in any other situation.
- 3.55 The committee reports relating to both this, and the previous, application confirm that the appeal site is secluded and that any extensions/additions would therefore result in minimal harm to the character of the area or the interests of the settlement gap. In an examination of the officer report that accompanied the previously refused application (Appendix 2), it appears that this application was only refused on the basis that the extension was considered to be disproportionate to the existing small dwelling. There was no justification, whatsoever, as to why those additions would be harmful to the purposes of the settlement gap or countryside character in this area. It appeared to simply be asserted that they would be, without any evidence to substantiate that claim.
- 3.56 It is unclear what the LPA mean by ‘rural character’. Rural areas can include towns, large villages, low-density housing, and both large and smaller individual dwellings as well as bucolic agricultural landscapes with little built form. In Peewit Hill, there is a mix of dwelling type from large, single dwellings to smaller dwellings, and even a small ex-local authority development of semi-detached dwellings. If by ‘rural’ the LPA mean the low-density, well-vegetated character of the street,

then this will not change as a result of re-introducing permitted development rights for this dwelling.

4 CONCLUSION

CONCLUSION

- 4.1 The somewhat 'begrudging' eventual permission for the extension of this dwelling sought to remove any remaining modest rights for the occupier to further extend or add to the property. The LPA have assumed that the implementation of permitted development rights would lead to harm to the character of the area.
- 4.2 However, it is the appellant's argument that permitted development rights have embedded controls that allow reasonable extensions and additions for the modernisation of residential properties. By their nature, such extensions and additions have been assessed as acceptable by central government.
- 4.3 The LPA consider that the original small size of the dwelling, the apparent 'sensitive' location, the planning history and the potential for cumulative and uncontrolled additions provide reasonable justification for the removal of any remaining permitted development rights.
- 4.4 These reasons do not provide any clear justification for the removal of permitted development rights and have been wholly and entirely rebutted by the appellant.
- 4.5 As demonstrated above, the original size of the dwelling is not relevant to the consideration as to whether to remove permitted development rights; the site is not in any particularly 'sensitive location', and the planning history only demonstrates an ongoing and unjustified resistance to any remaining modest extensions and additions to this property.
- 4.6 National guidance directs that permitted development rights should only be removed where there is clear justification. Without such clear justification, the LPA's refusal to reintroduce permitted development rights runs contrary to such guidance.
- 4.7 For the reason set out above, Condition 10 fails at least two of the six tests for the lawfulness of a condition. The condition is neither necessary nor reasonable.
- 4.8 Accordingly, it is respectfully requested that this Condition 10 is removed from planning permission H/24/98601.

5 APPENDIX 1 – EXAMPLE DECISION NOTICES

MR NICHOLAS JENKINS
WILDERN ARCHITECTURE LTD
THE HAWTHORNS
105 DIBLES ROAD
WARSASH
SOUTHAMPTON
SO31 9JL

Application	H/22/92397
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Tuesday 17 May 2022

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/22/92397

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 22 March 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension following removal of existing lean to, addition of 3no. front and 3no. rear dormer windows, first floor side extension, garage conversion to form habitable room and replacement of rear flat roof to pitched roof with render and cladding finish to all elevations.

Site: GLENDALE, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, 001 and 101

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 No development shall start until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The development hereby approved shall fully accord with the Mitigation, Compensation and Enhancement section (6.0) of the submitted Preliminary Ecological Appraisal & Phase II Bat Emergence Survey (October 2021).
Reason: To ensure the protection and mitigation from impact of habitats and species on site

Note to Applicant: Prior to the commencement of development, the developer must advise Southern Water of measures which will be undertaken to protect the public sewers.

Note to Applicant: In the unlikely event that bats are found during the works, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website has more information at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats>.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes

DELEGATED OFFICER REPORT

Application Ref: H/22/92397

Site Address: GLENDALE, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

Case Officer: Rachael Morris

Description: Single storey rear extension following removal of existing lean to, addition of 3no. front and 3no. rear dormer windows, first floor side extension, garage conversion to form habitable room and replacement of rear flat roof to pitched roof with render and cladding finish to all elevations.

Particular Site Constraints?	Yes ☒	No ☐
- Southern Water Sewer – Foul - Settlement Gap - Countryside		

Planning History?	Yes ☒	No ☐
- Z/25264/000/00 - Erection of garden room with purifier room attached – Permit – May 1981		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology:	I have reviewed the PEA and Phase 2 bat emergence survey by Ecosupport. No bats were seen emerging during the emergence survey. There is potential for nesting birds and foraging and commuting hedgehogs and badgers. The recommendations for the use of bitumen roofing felt (not breathable roofing membranes), precautionary measures to avoid entrapment of mammals during building works, and bat sensitive lighting are sound and can be conditioned. The biodiversity enhancements recommended are native species plantings, a bat brick to be built into the new extension and a bird nest box mounted on a suitable mature tree in the garden. These can also be conditioned. Please could you also add the following informative to the decision notice: In the unlikely event that bats are found during the works, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website has more information at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats.		
Southern Water:	Approval should be sought from Southern Water where an extension to a building or underpinning work would be over a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 09/05/2022		

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, S2, S5 and S6; and Development Management policies DM1, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM26 in that:

Principle

- The development is within the settlement gap and countryside where there is specific policy which must be accorded with for development to be considered acceptable.
- Policy S5 states planning permission will be granted for new development in the countryside provided it is related to residential extensions and replacement buildings.
- Policy S6 states development within a Settlement Gap as set out in the policies map will be permitted provided that it would not undermine the physical extent and/or visual separation of settlements; and it would not have an urbanising effect detrimental to the character of the countryside; or the separate identity of the adjoining settlements.
- Policy DM26 states the extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided: the extension ... will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage...

Design and layout

- The design of the single storey rear extension following removal of existing lean to, addition of 3no. front and 3no. rear dormer windows, first floor side extension, garage conversion to form habitable room and replacement of rear flat roof to pitched roof with render and cladding finish to all elevations is suited to the host dwelling in terms of its form, scale and appearance. This development represents a residential extension in the countryside and so would accord with policy S5.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. There are no more additional bedrooms proposed with the scheme but there is ample parking space available on the driveway as existing which is not proposed to be impacted by the development.
- The design and layout respect the character and appearance of the locality. The proposed development would not create a dwelling that is disproportionate in size to the exiting dwelling/its plot nor the neighbouring properties, therefore according with policy DM26.
- The proposed design of the dormers is suitable as they are proposed as subservient additions that sit away from the roof slope, edges, and eaves.

- The front gable projection will be maintained which helps to keep some of the character of the property within the proposed development. In addition, dormers are seen on the existing property, so they do not create an alien feature to the dwelling. The proposed porch reflects the gable feature seen to the front of the property and so also adds positively to the character of the dwelling.
- The proposed first floor extension to create more living space to the first floor is not unacceptable and would not create a ridge any higher than the existing.
- The proposed garage conversion will not create a detriment to the amount of car parking due to the generous front driveway. In addition, the use of this garage will remain residential.
- The removal of the lean-to to be replaced by a flat roof rear extension with lantern rooflights and the replacement pitched roofs across the rear projection of the property creates a more coherent dwelling and improves the overall appearance of the property when viewed from the rear.
- The details of the cladding, render and other materials will be secured via condition with the details being submitted prior to commencement.
- The proposal would not undermine the physical extent or visual separation of settlements due to its residential extension nature and would not have an urbanising effect detrimental to the character of the countryside, therefore this would accord with policy S6.

Residential amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The proposed dormers would not create unacceptable overlooking to neighbouring properties as the front dormers would only overlook a large front garden and public realm which has no immediate neighbours opposite. Nonetheless, these are mostly proposed with obscure glazing. In addition, the rear dormers would overlook the rear garden which has no immediate neighbours to the rear and the neighbours to the side would not experience any overlooking that would not be expected within a residential setting. However, due to different set back natures of the dwellings, the overlooking to neighbouring gardens would be minimal.
- The bedrooms all have at least one elevation that has an outlook so does provide suitable living conditions.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 emerging 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 emerging plan policy. The

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

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.

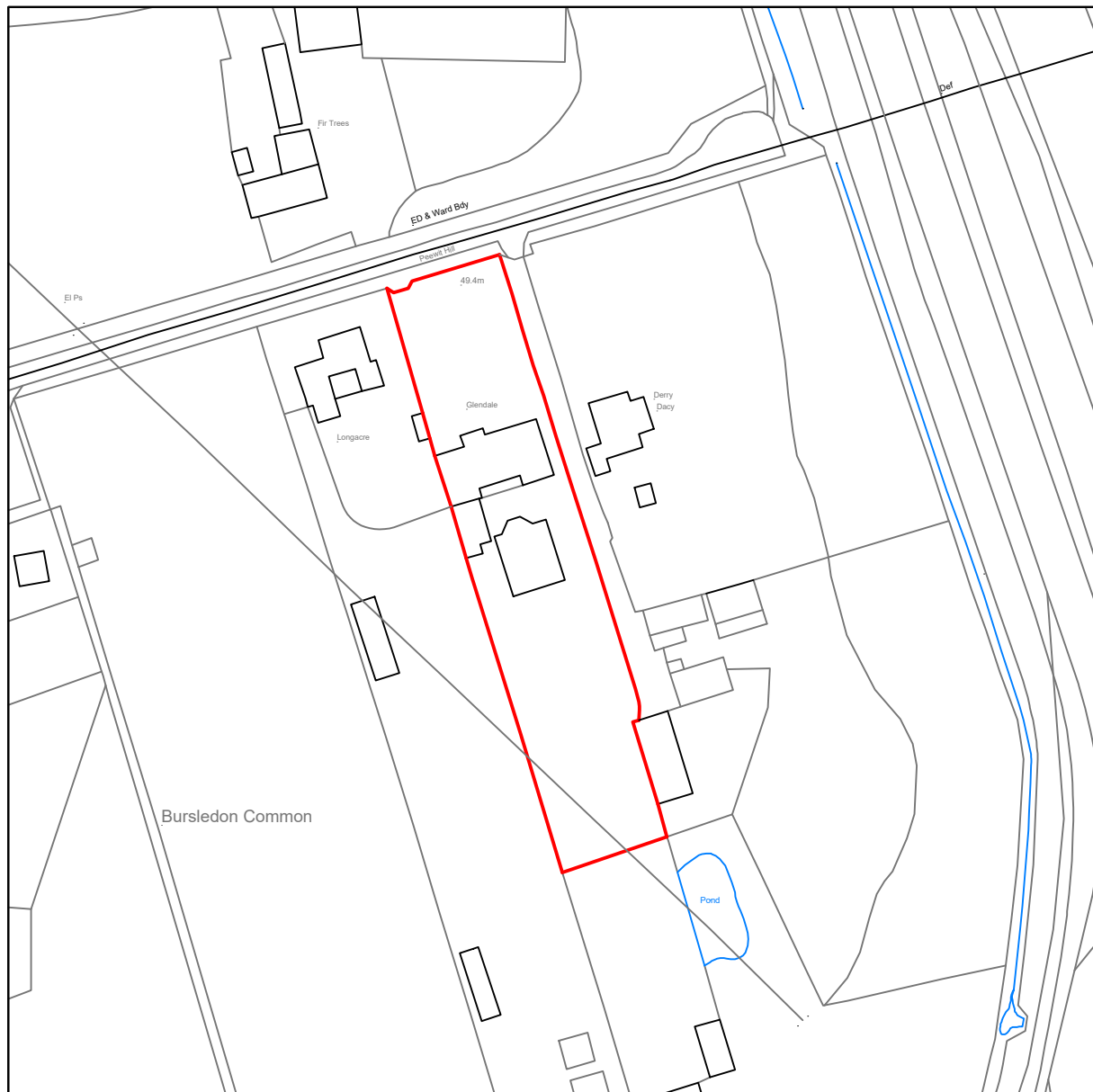
When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...

Ordnance Survey[®]



Scale 1:1250

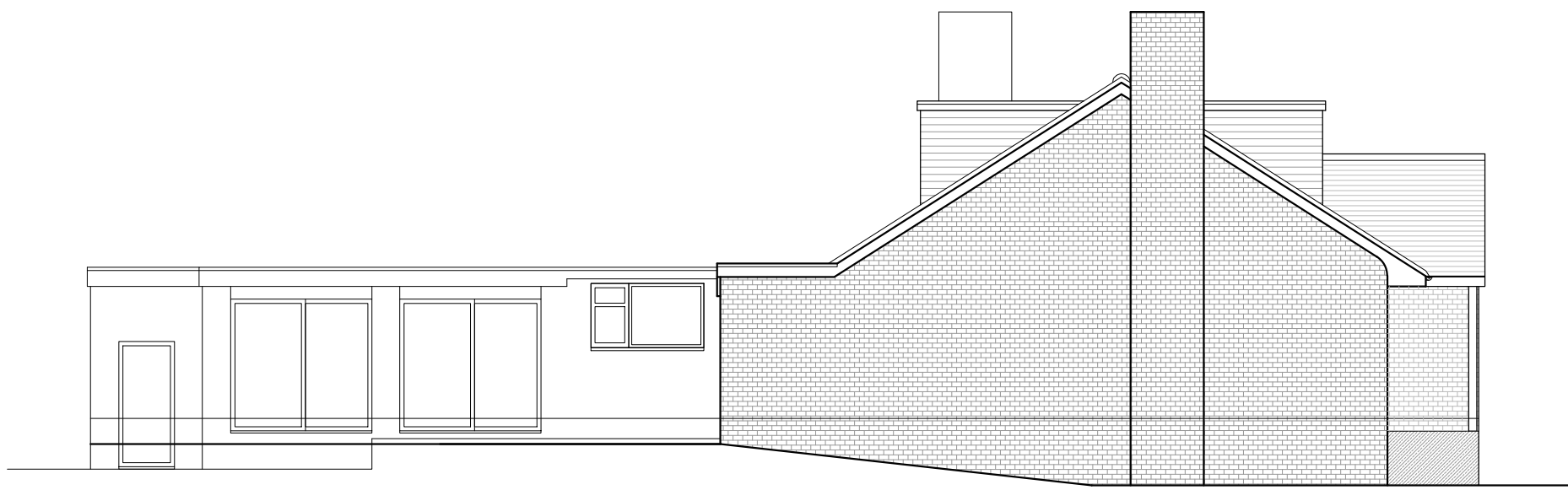
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Serial no. 100051661

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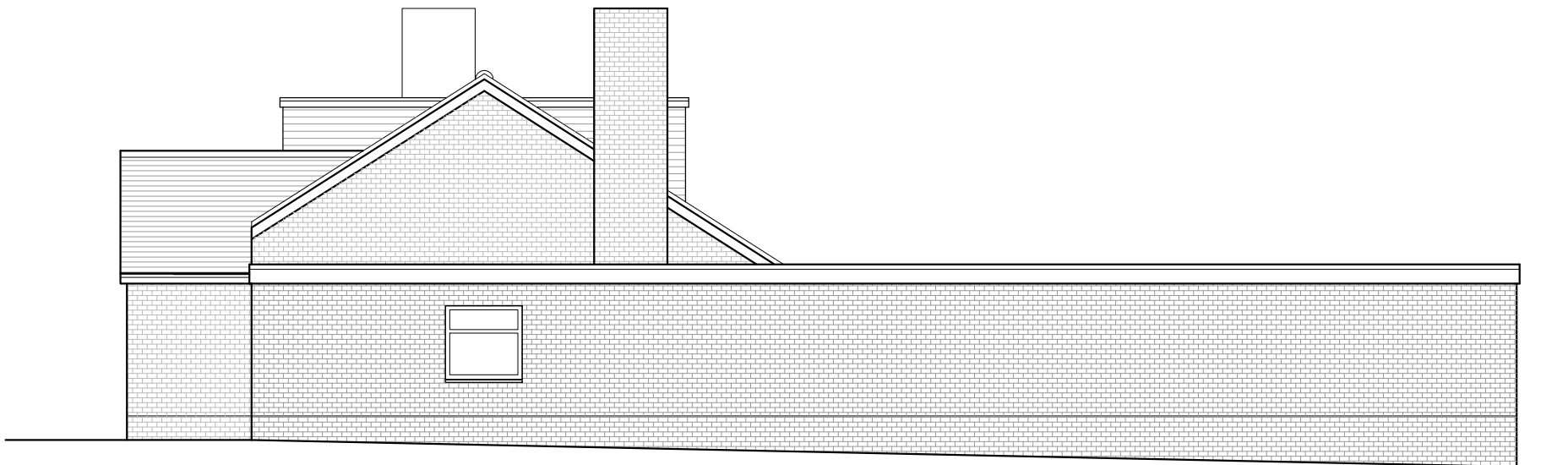
North (Front) Elevation - As Existing



East (Side) Elevation - As Existing



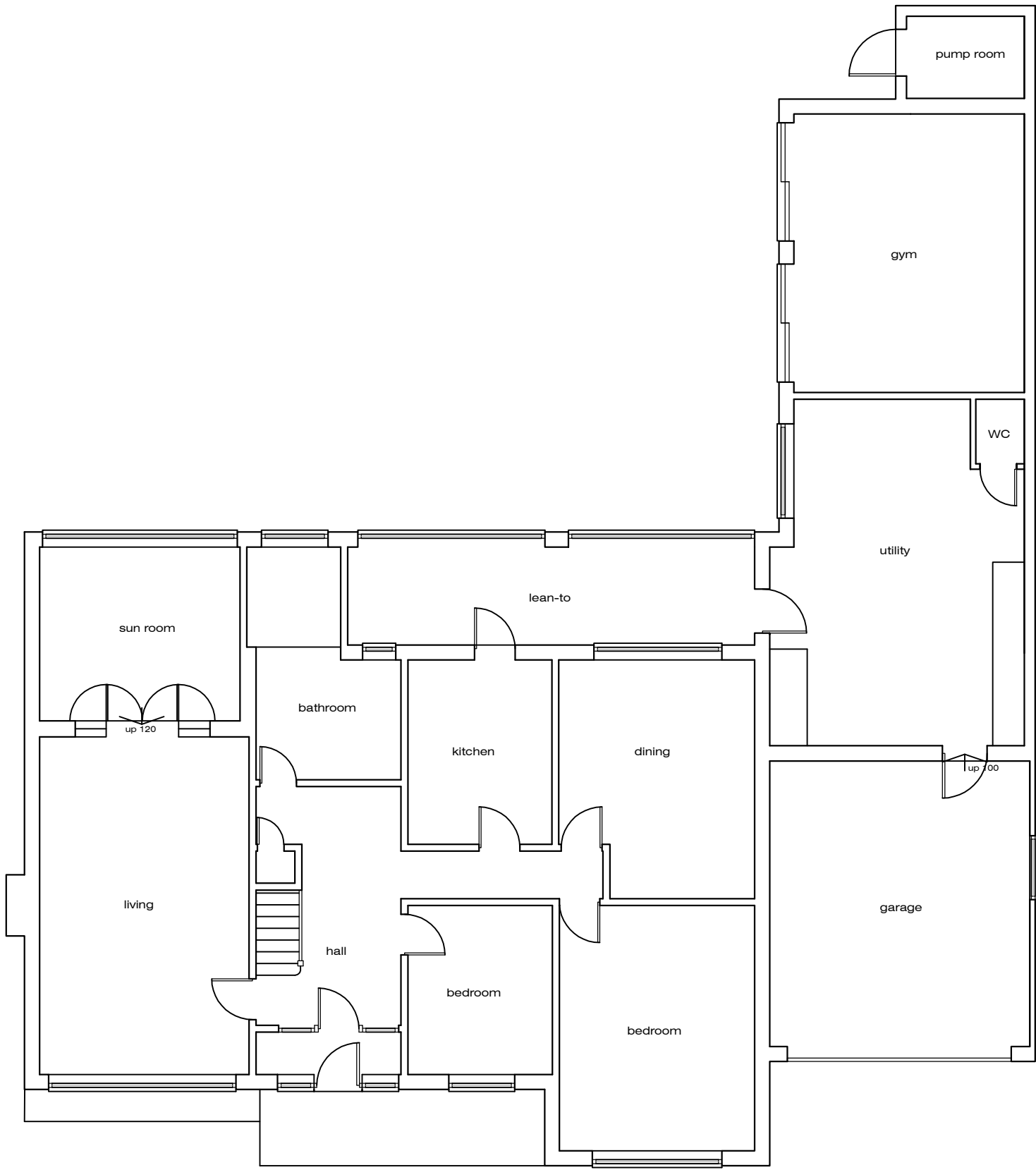
South (Rear) Elevation - As Existing



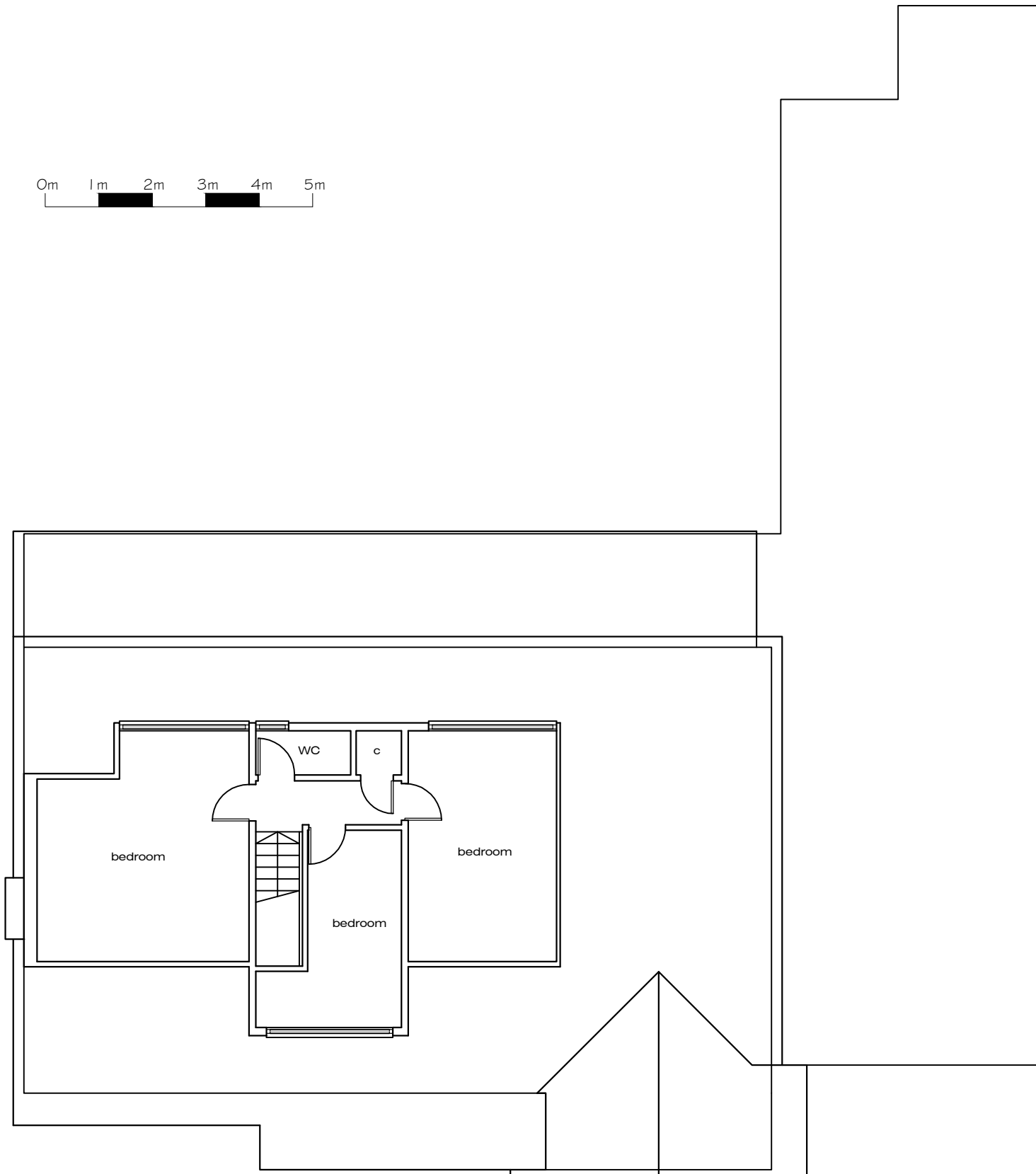
West (Side) Elevation - As Existing



Block Plan - As Existing 1:500



Ground Floor Plan - As Existing



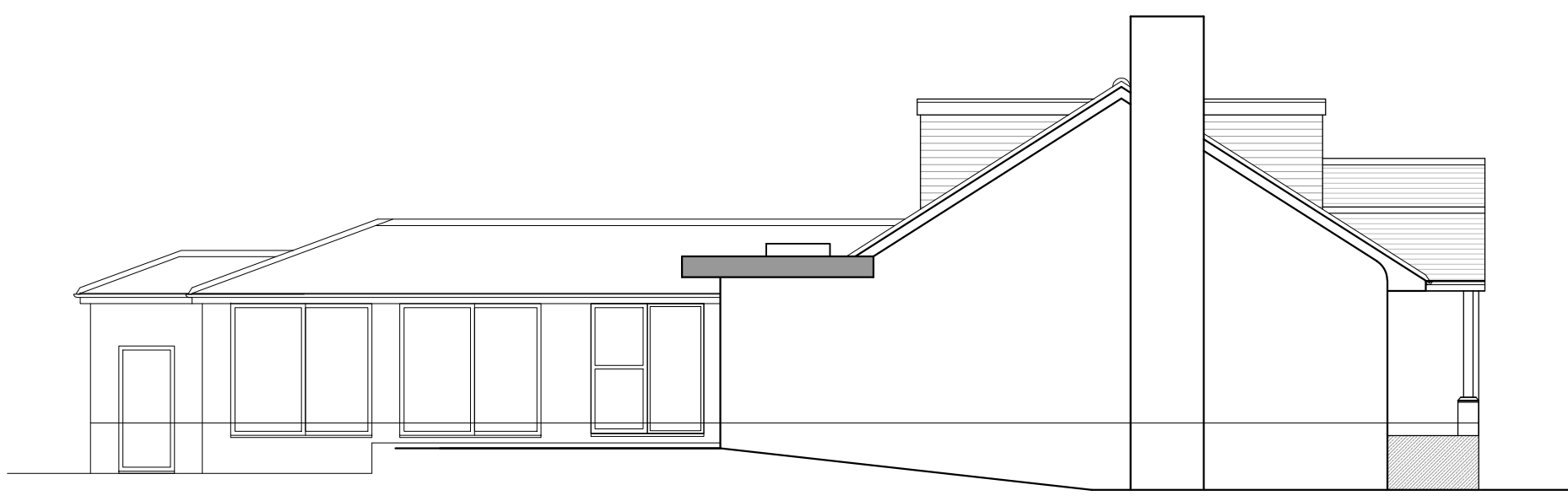
First Floor Plan - As Existing

-	Issued for Planning Application	NJ	27-01-22
Rev.		By	Date
Coast Architecture Ltd The Hawthorns, 105 Dibles Road, Warsash, Southampton, SO31 9JL 07920 260758 Project Glendale, Peewit Hill, Bursledon, Southampton, SO31 8BL Client Mr and Mrs A Neary			

Title Plans & Elevations - As Existing			
Date	Aug 21	Drawn By	NJ
Job No.	Drawing No.	Scale	Revision
C21-015	001	1:100 /500@A1	-



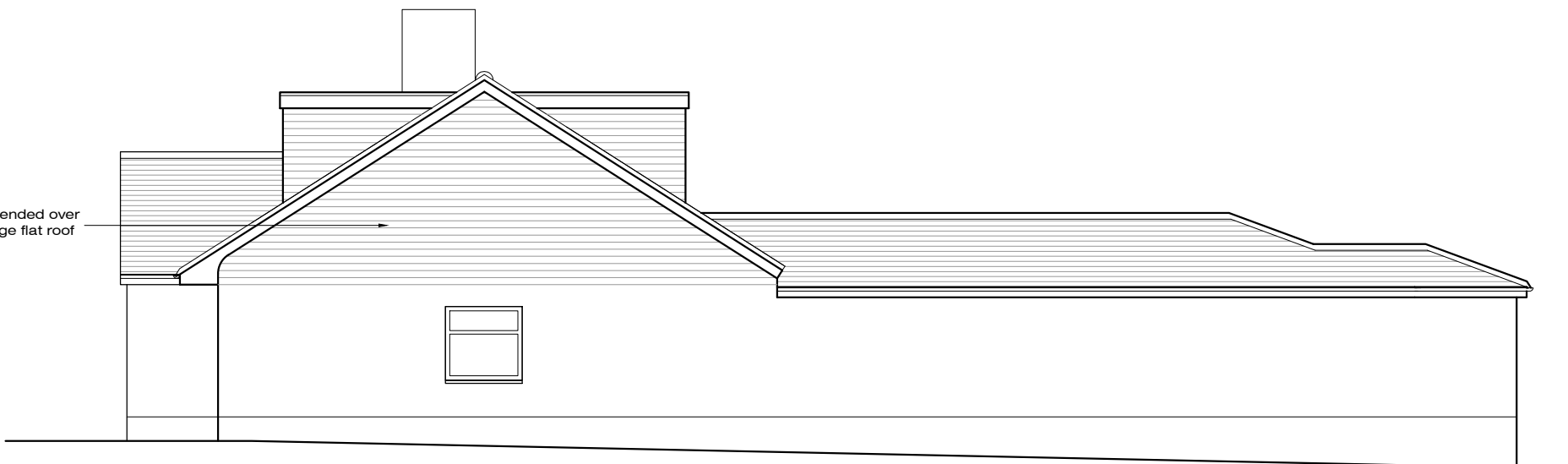
North (Front) Elevation - As Proposed



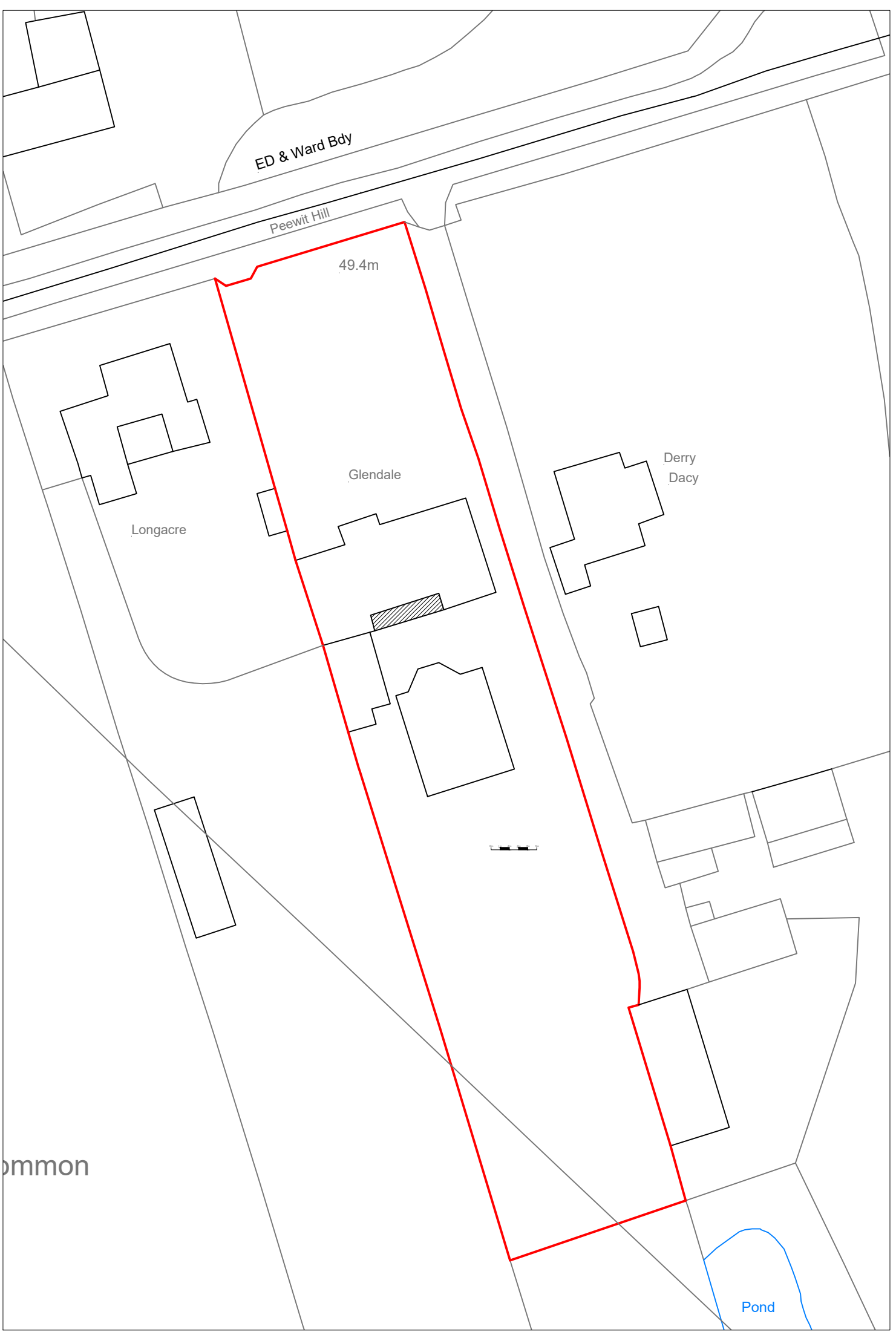
East (Side) Elevation - As Proposed



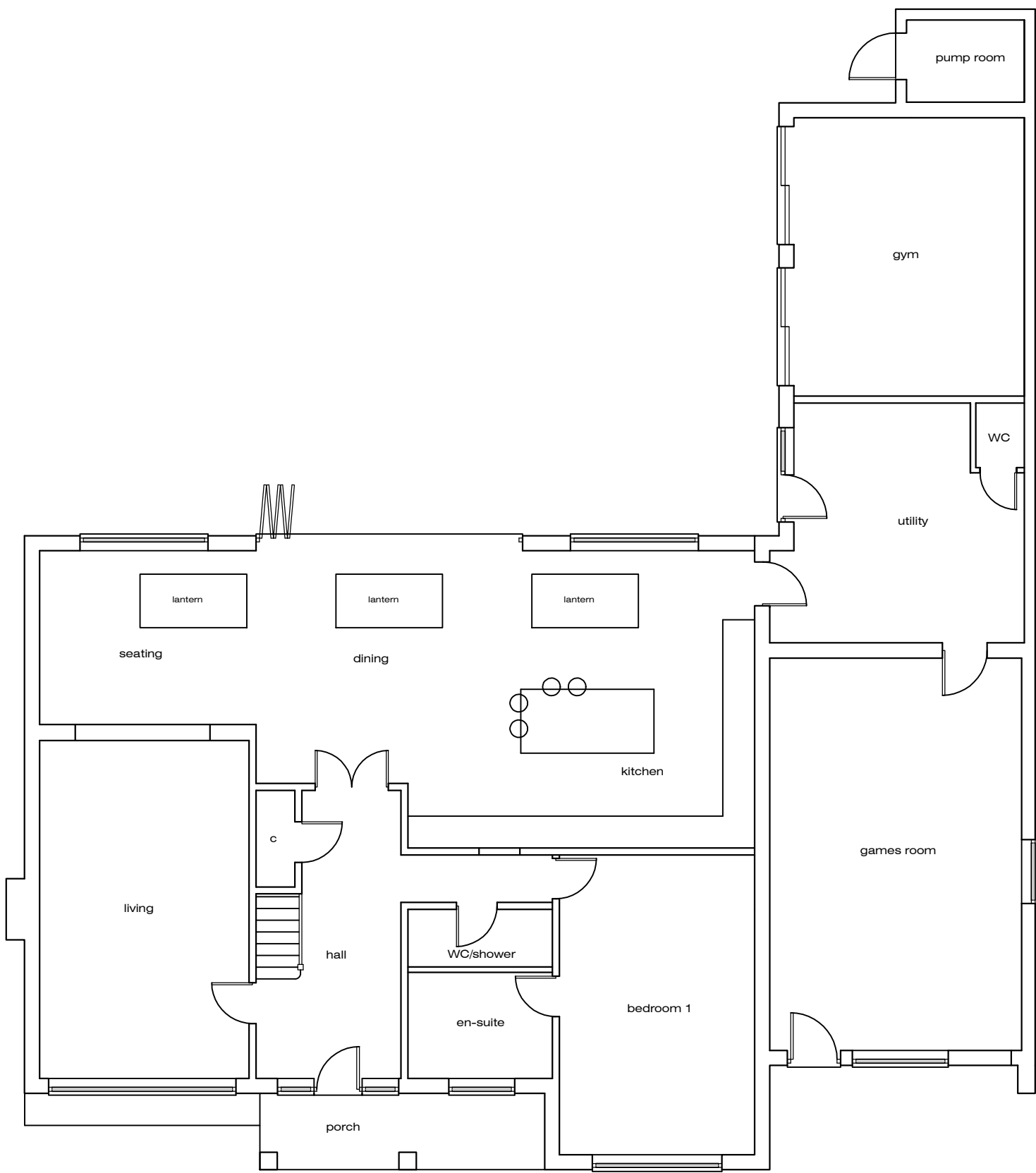
South (Rear) Elevation - As Proposed



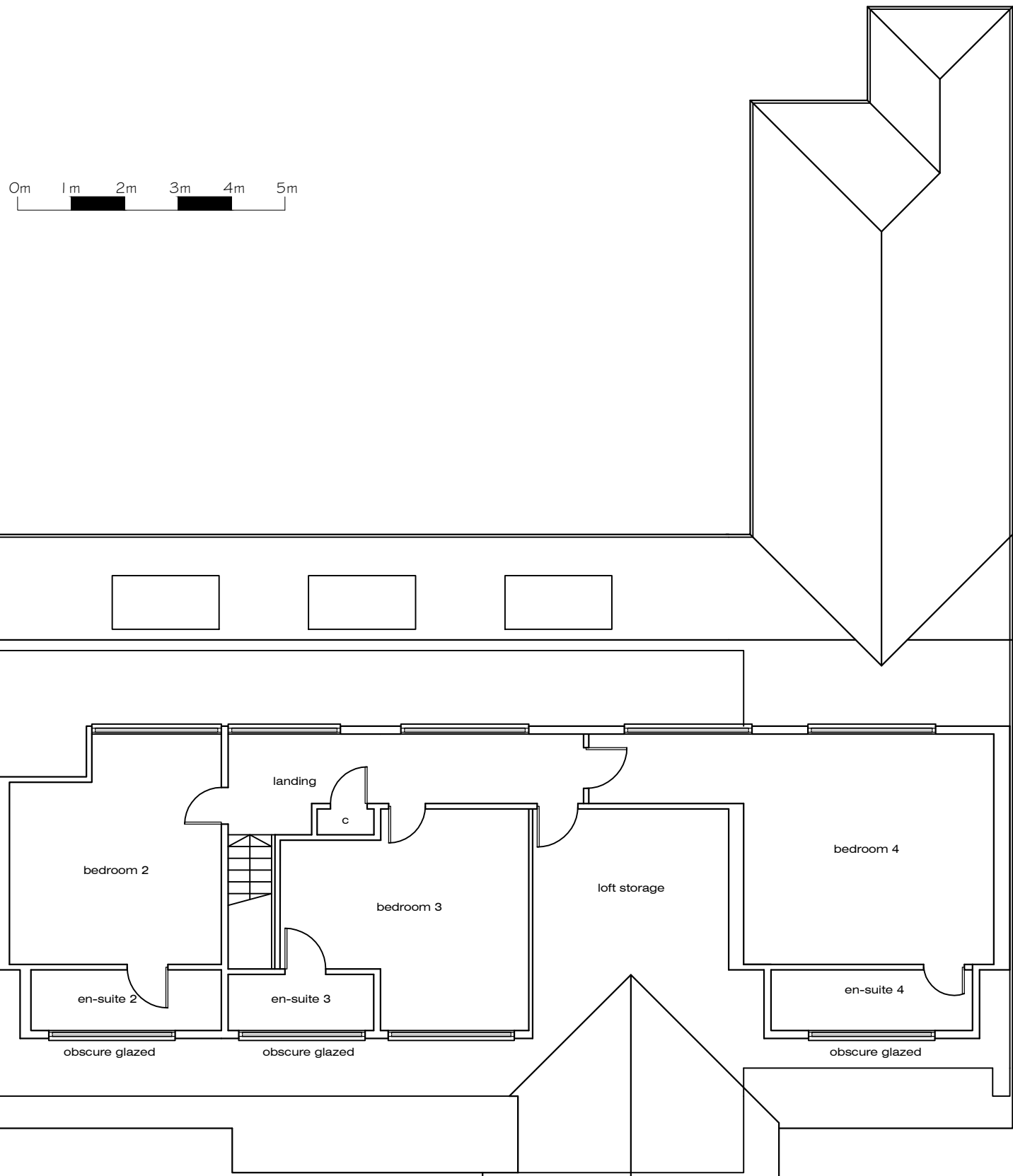
West (Side) Elevation - As Proposed



Block Plan - As Proposed 1:500



Ground Floor Plan - As Proposed



First Floor Plan - As Proposed

-	Issued for Planning Application	NJ	27-01-22
Rev.		By	Date

Coast Architecture Ltd
The Hawthorns, 105 Dibles Road,
Warsash, Southampton, SO31 9JL
07920 260758
Project
Glendale, Peewit Hill, Bursledon,
Southampton, SO31 8BL
Client
Mr and Mrs A Neary

Title Plans & Elevations - As Proposed			
Date	Aug 21	Drawn By	NJ
Job No.	Drawing No.	Scale	Revision
C21-015	101	1:100 /500@A1	-

RANJEET SHAHI
RS STUDIO
BEECHWOOD
RYEDOWN LANE
EAST WELLOW
ROMSEY
SO51 6BD

Application	H/20/89214
Please ask for	Richard Castro-Parker
Direct dial	023 8068 8459
Working hours	Mon to Fri 8:30am to 5pm
Email	richard.castro-parker@eastleigh.gov.uk

Thursday 1 April 2021

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/20/89214

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 November 2020 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension with balconies and front porch
Site: LONG ACRE, PEEWIT HILL, BURSLEDON, SOUTHAMPTON,
SO31 8BL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1220-P-01 and 1220-P-02.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 5 of the submitted application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Head of Housing and Development

N.B. See Attached Notes

DELEGATED OFFICER REPORT

Application Ref: H/20/89214

Site Address: LONG ACRE, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

Case Officer: Richard Castro-Parker

Description: Two storey rear extension with balconies and front porch

Particular Site Constraints?	Yes ☒	No ☐
<u>Relevant Constraints:</u> Countryside EA Surface Water Flooding - 1000 year extent HRA Screening Criteria – River, SPA, Ramsar, SAC Sewers – SW Sewers 5m Buffer -Foul Waste/Minerals – River Terrace Deposits Character Area Appraisal		

Planning History?	Yes ☒	No ☐
<u>Relevant Planning History at LONG ACRE, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL:</u> Z/26834/002/00 - Construction of double garage/office/store – Permit		

Site Visit	Yes ☐	No ☒
Site Visit Carried out – 25/02/2021. Site Photos taken by Planning Officer		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	Do not Object		
Bursledon Rights of Way & Amenities Preservation Group:	No Comments		
Southern Water:	No objection: Standing advice re: existing foul sewer crossing the site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water. (From an assessment of the supplied mapping from Southern Water Officers note the proposals would not impact on the foul sewer crossing the site. However, as aforementioned the applicant needs to ascertain the exact location of the public assets)		

Policy:**National Planning Policy Framework
National Planning Practice Guidance**

Eastleigh Borough Local Plan Review (2001-2011) saved Policies 59.BE, 25.NC, 26.NC, 104.T, 1.CO, 2.CO, 9.CO and 19.CO.

Submitted Eastleigh Borough Local Plan 2011 - 2029

Was submitted for examination in July 2014, while it was found unsound the LPA has not withdrawn it and so remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

The Eastleigh Borough Local Plan 2016-2036

The plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in mid-2021. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The relevant Policies are Strategic Policies, S1, S2, S7, S8 and Development Management Policies (DM1, DM11, DM14, DM28)

Supplementary Planning Documents:

Quality Places; Residential Parking Standards;
Character Area Appraisal, Countryside Gaps Background Paper 2018.

Assessment:**Principle**

The application site falls outside of the defined urban edge within the countryside where development is only permitted where it falls into one of the uses within Policy 1.CO of The Eastleigh Borough Local Plan 2001-2011 states:

- Outdoor recreational
- Agricultural, forestry or horticultural purposes
- Essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge
- It meets the criteria in the other policies of this Plan

The site also falls within a strategic gap.

The proposal is for an extension to an existing residential dwelling and as such the criteria set out in Policy 9.CO of The Eastleigh Borough Local Plan 2001-2011 would apply.

The development is considered acceptable and complies with saved Policies 59.BE, 25.NC, 26.NC, 104.T, 1.CO, 2.CO, 9.CO and 19.CO of the Eastleigh Borough Local Plan Review (2001-2011); and Strategic Policies, S1, S2, S7, S8 and Development Management Policies (DM1, DM11, DM14, DM28) of the Eastleigh Borough Local Plan 2016-2036, in that:

- Officers consider that the design and layout respect the character and appearance of the locality. Some views of the side of the proposed extension would be available from the highway. The proposed external materials as stated in section 5 of the submitted application form are considered would be acceptable and in keeping with the wider area and the application dwelling. Given the, size, scale massing, siting and external materials it is considered that the proposal would not have a detrimental impact upon the street scene or wider countryside.
- The proposal includes balconies to the rear which would be partly screened by the trees to the common boundary however some views would be available out over the front of the closet neighbour Glendale, where the tree screening thins. It is also considered that there is suitable separation. Officers note that the front garden of neighbouring Glendale is enclosed and screened with a wall and a line of trees along the front boundary, giving the front of the site a level of privacy. However, Officers consider that generally front gardens are less likely to be used or regarded as private amenity space and that as the property features a large rear garden sufficient private amenity space would still be available.
- With regard to the size, scale, massing and siting of the proposed extension it is considered that it would not have a detrimental impact on the residential amenities of the occupiers of adjoining properties with regard to overlooking, overbearing impact overshadowing and loss or light/daylight.
- Officers note the large trees to the common boundary but no trees or other landscape features worthy of retention would be impacted.
- It is considered that given the size and scale of the development and that the site falls within an area of very low surface water and river flooding risk it would not have a detrimental impact upon flooding.
- The proposed rear extension would not increase the number of bedrooms and as such it is considered that the existing off-road parking would remain acceptable
- The application site is within an area of river terrace deposits. Given that size, scale, massing and siting of the proposed extension it is considered that the proposal would not have a detrimental impact with regard to river terrace deposits.

Other:

Climate Change:

National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The Climate Change and Environmental implications of this application and their proposed mitigations have been considered.

Equalities Implications:

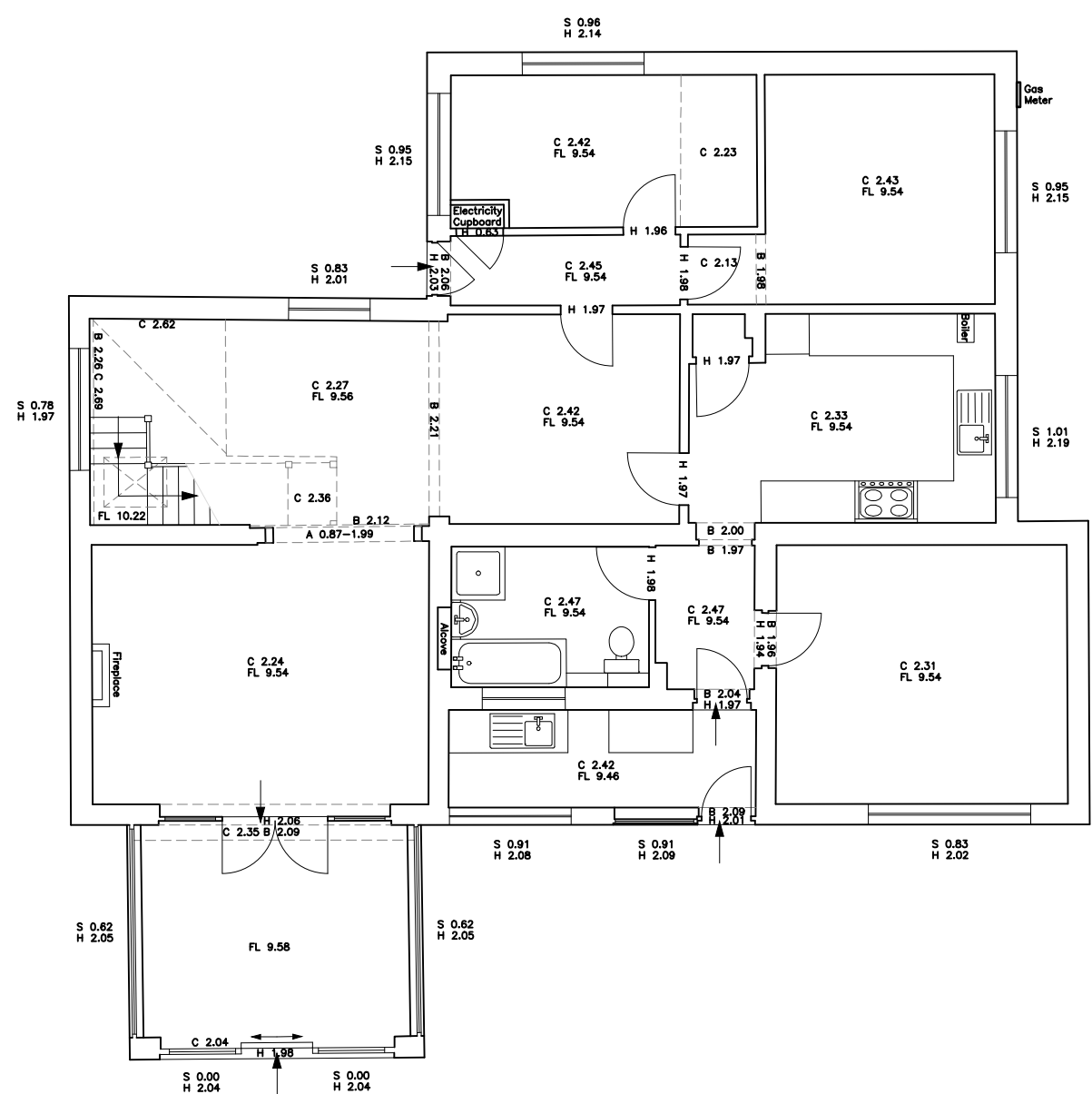
Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- 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.

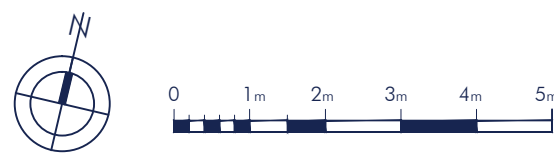
When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

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



Ground Floor

Plans
AS EXISTING
Scale 1:100

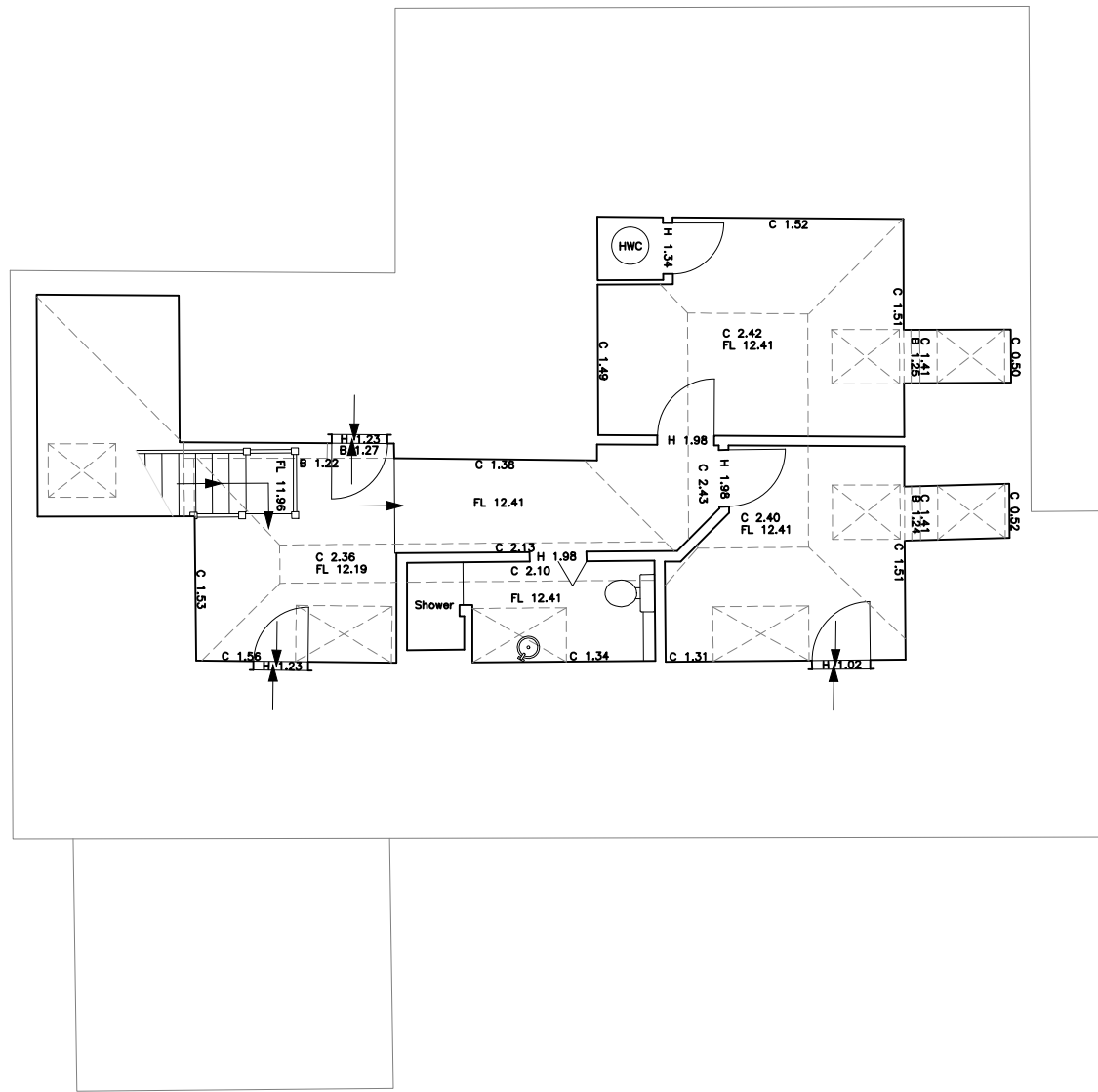


Front Elevation

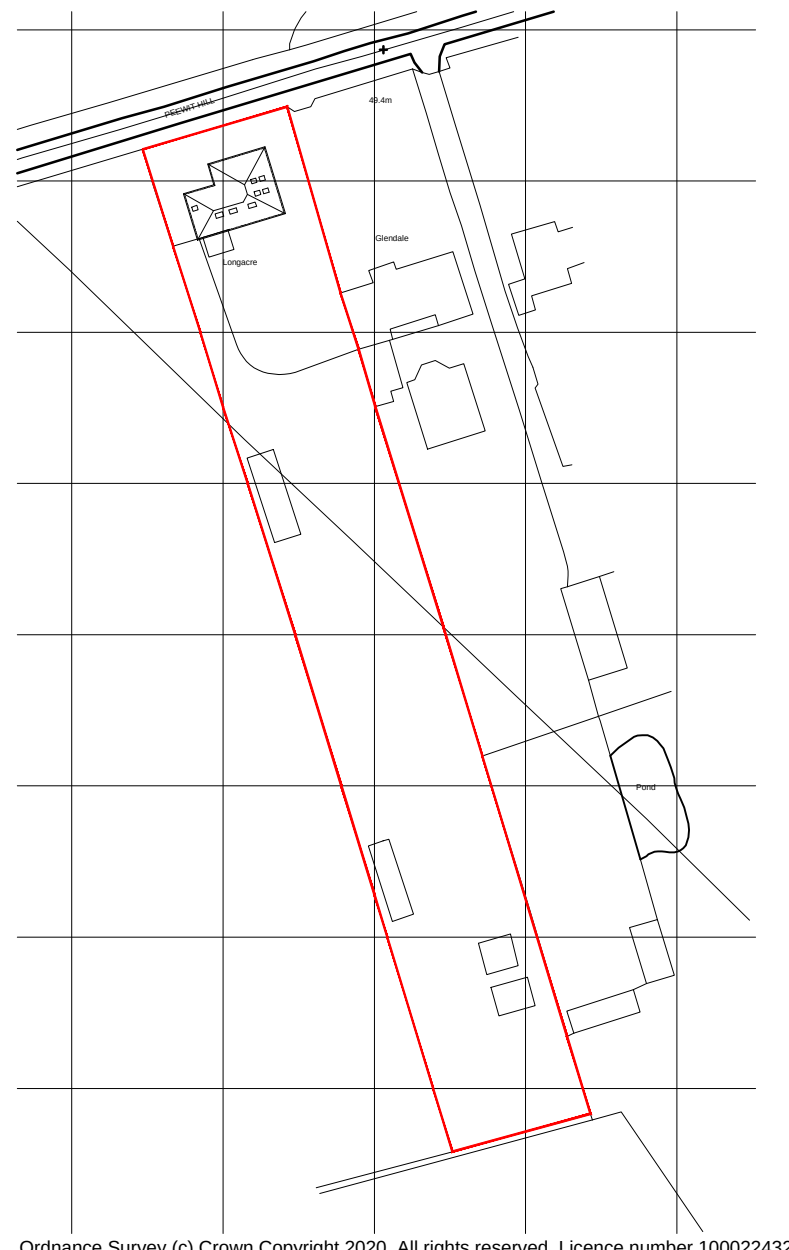


Rear Elevation

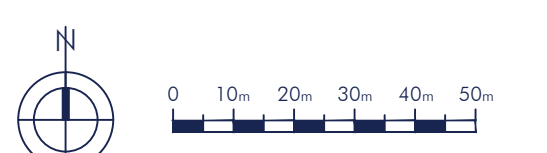
Elevations
AS EXISTING
Scale 1:100



First Floor Plan



Location Plan
AS EXISTING
Scale 1:1250



No.	Description	Date

studio

t. 07958 186407
e. info@rsout.co.uk
w. www.rsout.co.uk

Drawing Title:

Plans
AS EXISTING

Project Title:

Longacre, Peewit Hill
Bursledon
SO31 8BL

Drawing No.:

1220-P-01

Revision: -

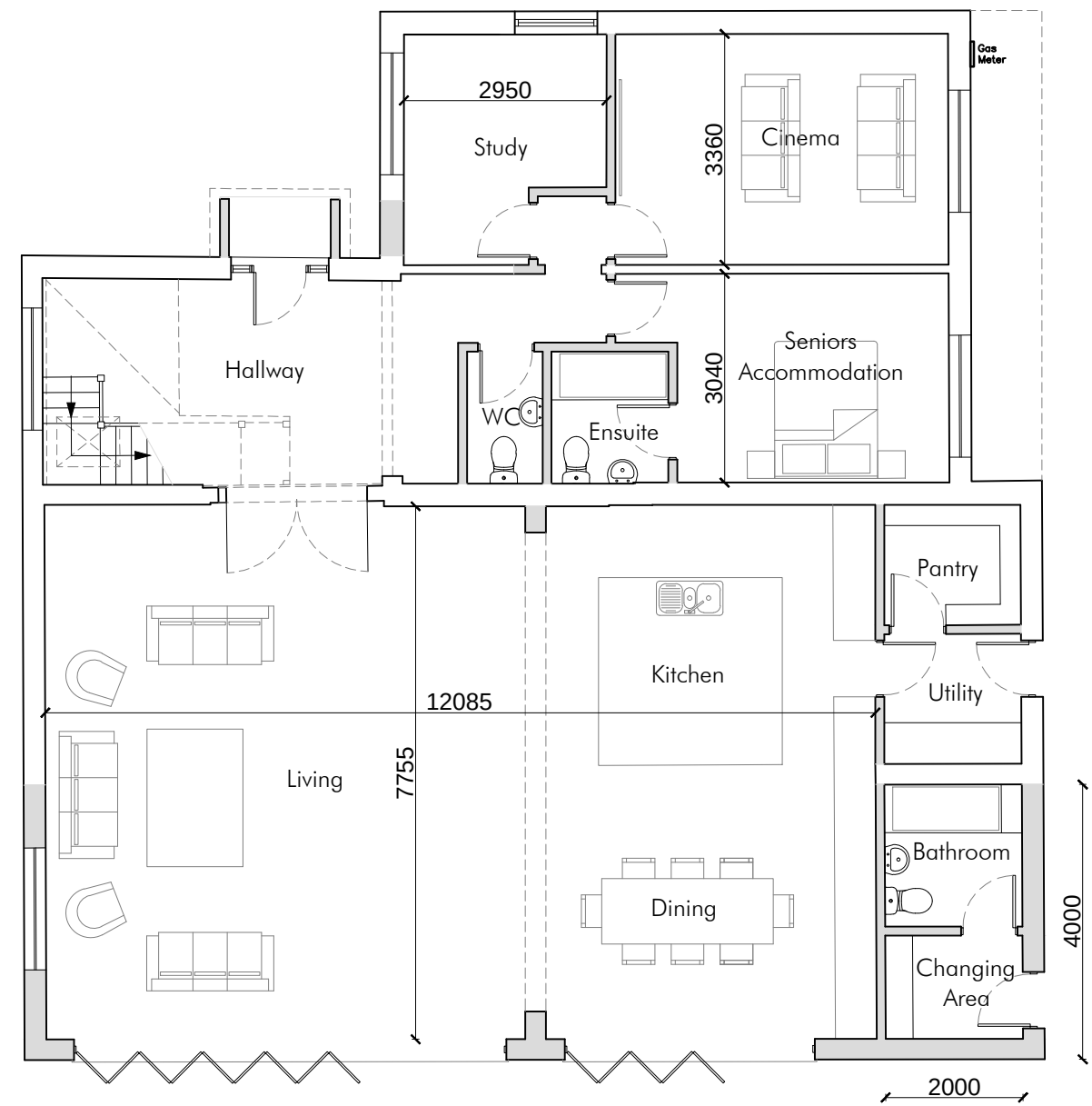
Date: April 20

Scale: various

Drawn: RSS

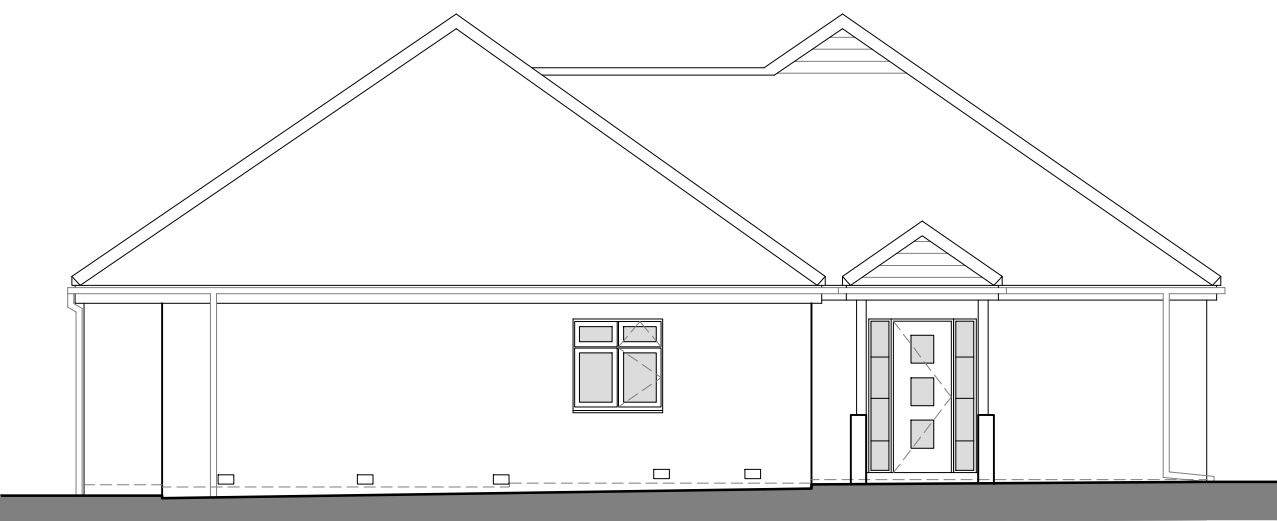
Checked: -

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Ground Floor

Plans
AS PROPOSED
Scale 1:100

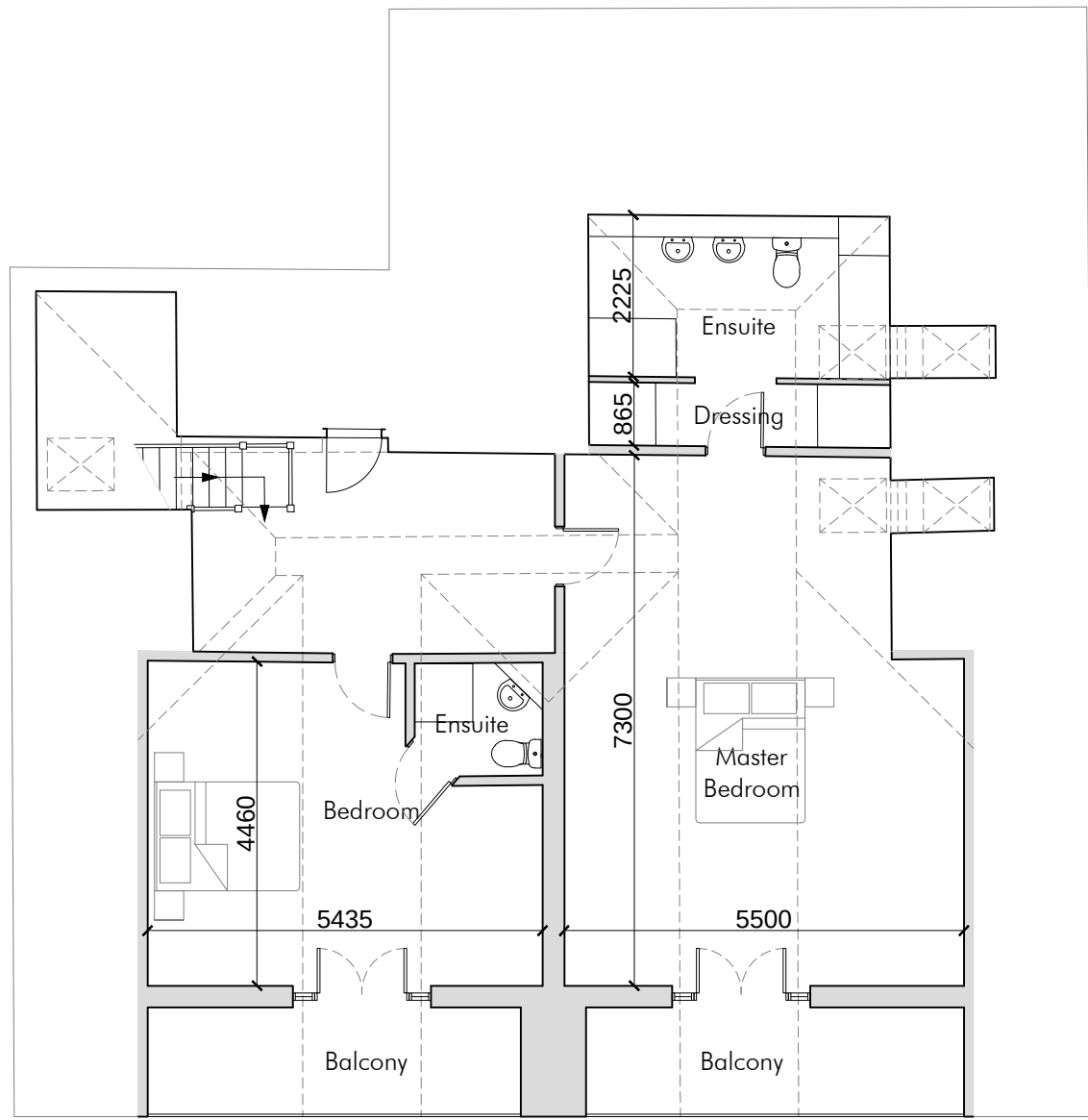


Front Elevation

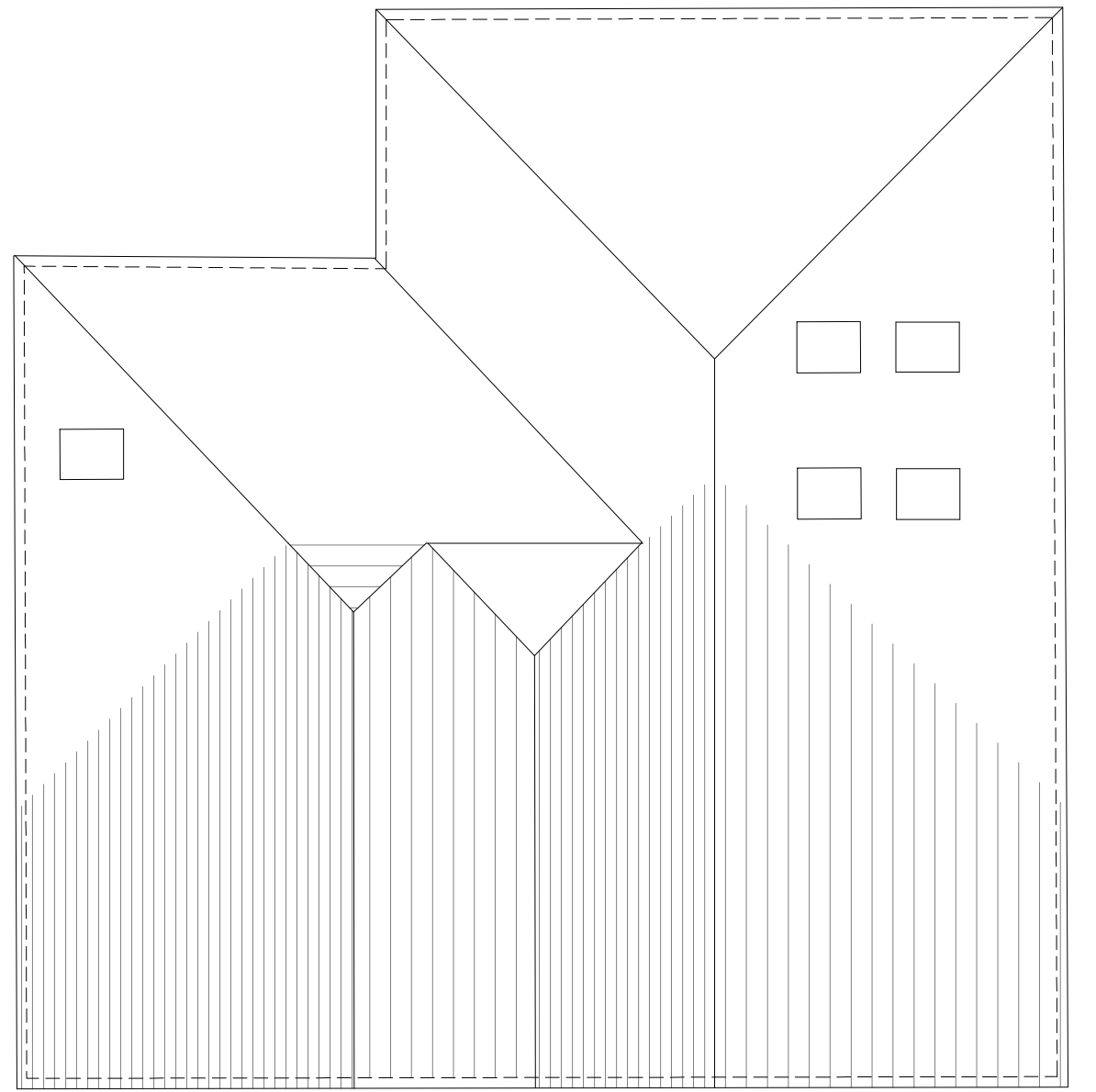


Rear Elevation

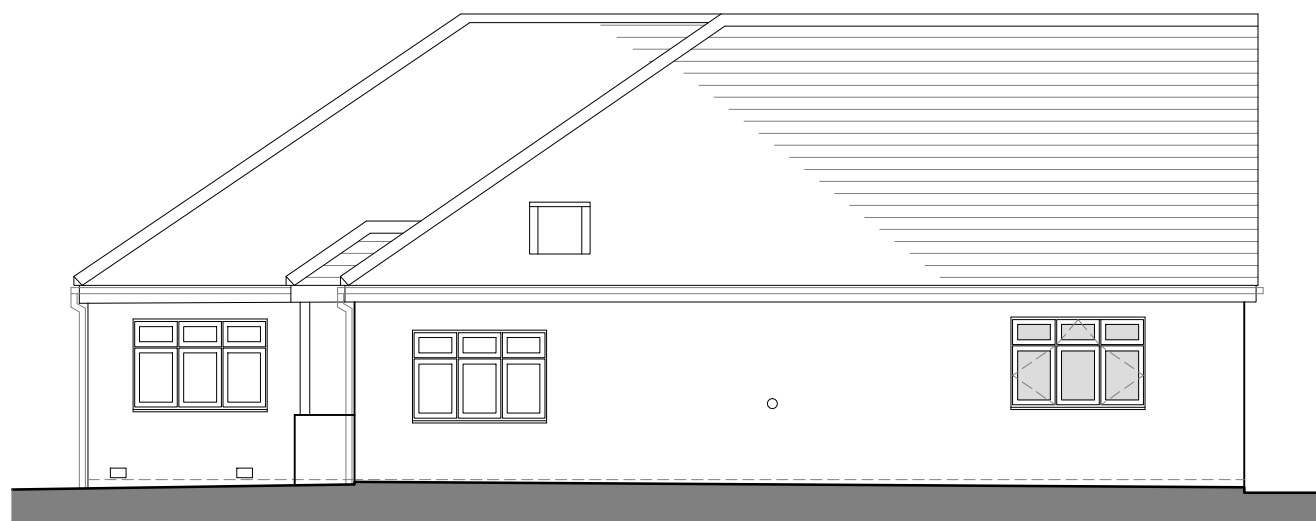
Elevations
AS PROPOSED
Scale 1:100



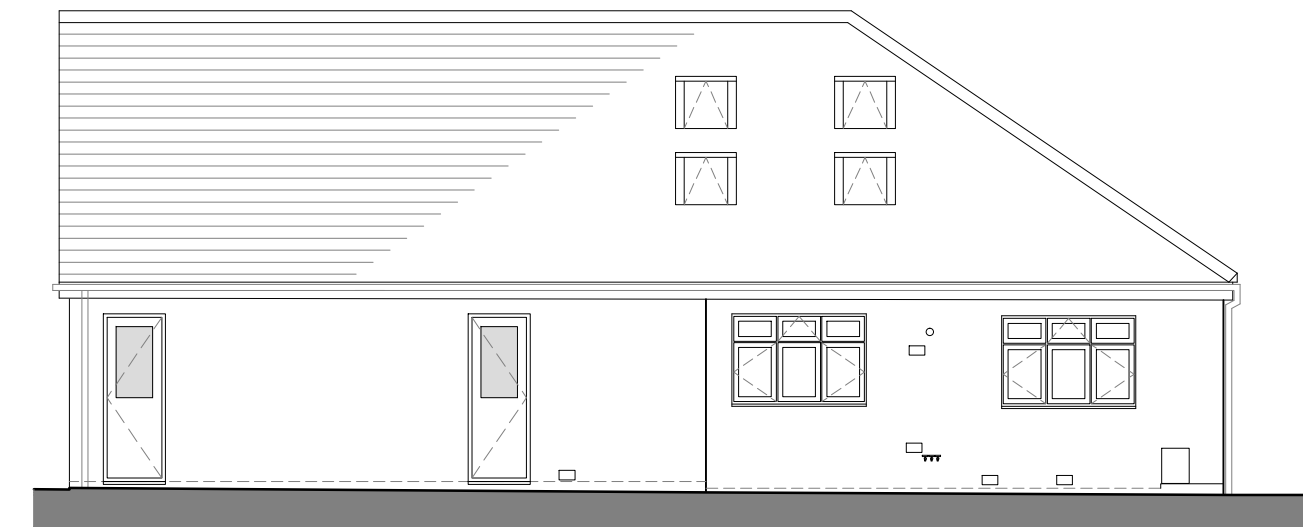
First Floor Plan



Roof Plan



Side Elevation



Side Elevation

No.	Description	Date

studio

t. 07958 186407
e. info@rsout.co.uk
w. www.rsout.co.uk

Drawing Title:

Plans
AS EXISTING

Project Title:
Longacre, Peewit Hill
Bursledon
SO31 8BL

Drawing No.:

1220-P-02

Revision: -

Date: April 20

Scale: various

Drawn: RSS

Checked: -

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MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/24/96996
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Thursday 18 April 2024

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. H/24/96996

In pursuance of their powers under the above Act and in accordance with your application received on Friday 1 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey side extension to include side dormer window, alterations to existing northwestern dormer window, single storey rear extension and elevational alterations (Revised scheme to H/23/96605)
Site:	FOX FIELDS, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plan numbered:

01_Rev G - Location, Site Plan, Existing and Proposed Elevations and Floor Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Schedule dated 9th April 2024 and the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development hereby permitted shall be carried out in accordance with the biodiversity enhancements as set out in the Preliminary Roost Assessment prepared by Hampshire Ecological Services Ltd, dated November 2023.

Reason: To ensure that the development would not harm protected species

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: As a precautionary measure during the works, any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential access to these areas by foxes, hedgehogs etc., which could cause entrapment or injury, with a suitable small animal escape ramp in the unlikely event of entrapment. In the unlikely event of any great crested newts being found during demolition or construction, all work must stop immediately, and advice taken from the ecological consultant or from Natural England.

Note to Applicant: Any vegetation (including climbing plants) required to be removed to facilitate the building work should be removed outside of bird nesting season (which is usually mid-February through August inclusive). If this is not possible, then it should be removed only after a careful check by a suitably qualified ecologist up to 24 hours before the start of work. If there are any active bird nests, all work must stop, and a 5 m buffer must be installed to protect the nest from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. Further information can be found [here](#).

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes

DELEGATED OFFICER REPORT

Application Ref: H/24/96996

Site Address: FOX FIELDS, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AD

Case Officer: Claire Campbell-Best

Description: Two storey side extension to include side dormer window, alterations to existing northwestern dormer window, single storey rear extension and elevational alterations (Revised scheme to H/23/96605)

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Within the Settlement Gap Adjacent to a Grade II Listed Building (Dodwell Cottage) SGN Gas Pipeline Medium Pressure – Close to the front of the site		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/96605	Two storey side and first floor side extensions to include front dormer windows, single storey rear extension and elevational alterations	Refuse – 16/02/24
Z/33396/000	Construction of two storey side extension and single storey front extension	Permit – 31/08/1994

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>One letter of support received from Ridgemount:</u> We are the neighbouring property. This section of Dodwell Lane is semi-rural with a number of large, well-spaced houses as well as fields and trees, and is close to the M27 motorway. The external design, layout and appearance of the proposal will not be visually intrusive. It is our opinion that this proposal is in keeping with the existing dwelling and the area, there will be little change to the elevation facing along the lane. There will be no impact on our residential amenity. We cannot imagine that the proposal would bring excessive noise, dust or smells. We do not consider this proposal this proposal to be overdevelopment, indeed by enlarging the property it brings it more in-line with the other houses along the line. We support the application.		
Hedge End Town Council:	No objection		
Bursledon Parish Council:	No comments received		
Built Heritage Consultant:	<u>No objection:</u> The less imposing presence of this proposal combined with the 'natural wood cladding' will sit more comfortably in the rural setting, but the cladding needs to be conditioned		

Ecology:	No objection subject to the biodiversity enhancements and lighting recommendations proposed in section 5.6 in the ecological reports prepared by Hampshire Ecological Services.
SGN Medium Pressure Pipeline:	No objection – Informative advised

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out under previous planning application H/23/96605		

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 (Delivering sustainable development), S2 (Approach to new development), S5 (New development in the countryside), S6 (Protection of settlement gaps) and S8 (Historic environment); and Development Management policies DM1 (General criteria for new development), DM2 (Environmentally sustainable development), DM11 (Nature conservation), DM12 (Heritage assets), DM14 (Car parking) and DM26 (Residential extensions and replacement dwellings in the countryside). Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound
--

Assessment: <u>Site and Surroundings</u> Fox Fields is a modest two storey detached dwelling featuring dormer windows and sloping roofs to the front and rear elevations and comprises of red brickwork to all elevations. The property is set within a substantial plot which forms part of the countryside and the settlement gap and is positioned on an elevated position overlooking the Windhover Interchange (junction 8) of the M27. The front, rear and side (northwest) elevations can be viewed from Dodwell Lane and surrounding nearby roads. The surrounding area comprises of open fields and sporadically placed dwellings along Dodwell Lane, to the east of the site lies Dodwell Cottage, a Grade II listed building. <u>Proposal</u> This application seeks permission to construct a two storey side extension with a side dormer window, alterations to the existing northwestern dormer window, a single storey rear extension and elevational alterations. This application is a revised scheme following refusal of planning permission H/23/96605 which proposed similar works. The two storey side extension would be located and wrapped around the southeastern elevation of the host dwelling, incorporating a flat roofed side dormer, double garage and front canopy porch. The extension would measure approximately 11.4m (maximum) in width, 8.4m in depth with a maximum height of 6.4m. The extension would result in the creation of two front gables to the principal elevation, mirroring in design with the existing gable with a flat roof linking the three gables together. The single storey rear extension would be located to the southwest elevation of the host dwelling. This would have a flat roof and measure approximately 11.9m in width, 3.6m in depth with a height up to 3m.
--

There would also be elevational alterations to the front of the property; the first floor, including the proposed two storey side extension and dormer would be clad in a natural Douglas Fir cladding. The central recessed gable would be finished in matching red brickwork. The extensions at ground floor would also be finished in matching brickwork. The existing gable would have a large glazed window and the existing front door would be replaced with a full-length glazed panel window. All fenestration to the property would be black uPVC framed.

The existing northwestern dormer would be altered so that the roof form would change (from hipped to flat) to match and align with the proposed dormer and would be clad in the same proposed above mentioned cladding.

Principle

The application site lies outside the urban edge and is within designated countryside. Here, the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes, or for residential extensions as supported by Policy DM26. Strategic policy S5 also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation.

The site also lies within a settlement gap between Hedge End and Bursledon. Strategic policy S6 restricts development within settlement gaps unless the development does not undermine the visual separation of settlements and would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.

Policy DM26 of the Eastleigh Borough Local Plan (2016-2036) allows extensions and minor works to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in subdivision of the plot. The policy requires that new extension would not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot.

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states: 'On considering whether to grant planning permission for development which affects listed building or its setting, the local...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Background and Comparison to previously Refused Scheme

The site has a recently refused planning application under H/23/96605.

The main concerns to this application were:

- Excessive sized extension in a designated countryside area and settlement gap.
- Lack of information on external materials.
- Scheme could not demonstrate there would not be a detrimental impact on the setting of the nearby Grade II listed building Dodwell Cottage

In response to the above concerns, this planning application has sought to alleviate these. The differences are laid out for clarity:

- Change in design and built form at first floor level resulting in a reduced, less bulky appearance.
- Design to the front elevation mirrors design features currently found on the host property.
- Adequate information on external materials has been provided and demonstrates the proposal would not impact upon Dodwell Cottage and has been approved by the Built Heritage Consultant.

The revised scheme is considered to have addressed the concerns and reasons as set out in the previous planning refusal and will be expanded upon with the relevant sections of this report.

Character and Appearance

This current scheme proposes a revised design that is better suited to the host dwelling in terms of its form, scale and appearance. While the scheme has a similar extensive floor plan, the sloping roof lines and side dormers reduce the bulk and volume at first floor level. The proposed works will result in a larger, unique property, however it would be similar in size with the dwellings found nearby on Dodwell Lane.

The principal elevation of the property would be significantly altered by the introduction of the proposed gables and side dormer to the two storey extension however, this would create a symmetrical appearance which ties in with the existing design features found on the dwelling. Together with the gable glazing and external materials proposed, particularly the natural wood cladding to the dormers and front gables result in a natural, contemporary design which would sit comfortably in the countryside setting.

The single storey rear extension would be visible within the wider surroundings, however this is not considered to be visually dominant due to its single storey nature and matching materials. The proposed flat roof also ensures the asymmetrical roofs to the rear are still the main feature to the property, tying in with the same design to the front, resulting in a more cohesive design to the property.

The proposed side dormer and the alteration to the existing northwestern dormer provides a balanced symmetry to the front and side elevations of the property. They are set down from the main ridge of the house and align with the flat roofs linking the front gables.

In summary, taking into account the revised design, the variety in house sizes and designs in Dodwell Lane, the proposed development is considered acceptable in terms of design and appearance. The proposals would not be harmful to the character of the countryside and the settlement gap.

Impact upon the setting of a listed building

As noted, the Grade II listed building Dodwell Cottage is located to the east of the site. While there is a reasonable separation distance with hedgerows and a large oak tree providing some screening between the dwellings, the proposal has the potential to impact the setting of the listed building.

The plans at submission were reviewed by the Built Heritage Consultant who placed no objection to the proposed works and the intended materials but requested a condition to provide details of external materials in order to ensure they were appropriate. A materials schedule was provided prior to determination, the Consultant reviewed this schedule and was satisfied the proposed materials would not impact upon Dodwell Cottage. The materials schedule will be secured via condition.

Residential Amenity

The development accord with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook due to the site being well distances from the nearby dwellings in Dodwell Lane.

Highways Safety and Parking

The proposed works would result in a four bedroom property which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.

The site's frontage and the proposed integral garage provide sufficient room for the required three off-street parking spaces and for vehicles to turn on site.

Ecology

The application is accompanied by a Preliminary Bat Rost Assessment report which confirms that the existing building has negligible potential to support roosting bats and no further surveys are required. The Council's Ecologist is satisfied with the conclusion and were content with the recommendations and enhancements set out in the report. This includes an integrated bat box/tube, a swift box to be built into/onto the house and this will be secured via condition. Additional enhancements will also be recommended by way of informative.

The Ecologist also requested a surface water drainage plan, but this will be covered and assessed by Building Control Regulations and Legislation.

A precautionary working method to protect small mammals and advice on removing vegetation will be recommended to the applicant by way of informative.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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.

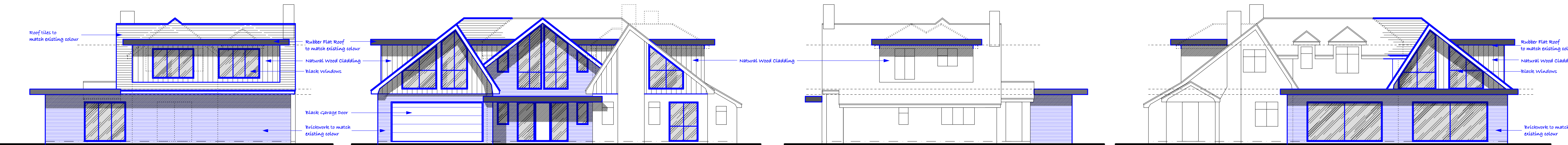
When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: This application is recommended for approval, subject to condition

Recommendation:

PERMIT ☒

REFUSE ☐



Proposed Side Elevation 1:100

Proposed Front Elevation 1:100

Proposed Side Elevation 1:100

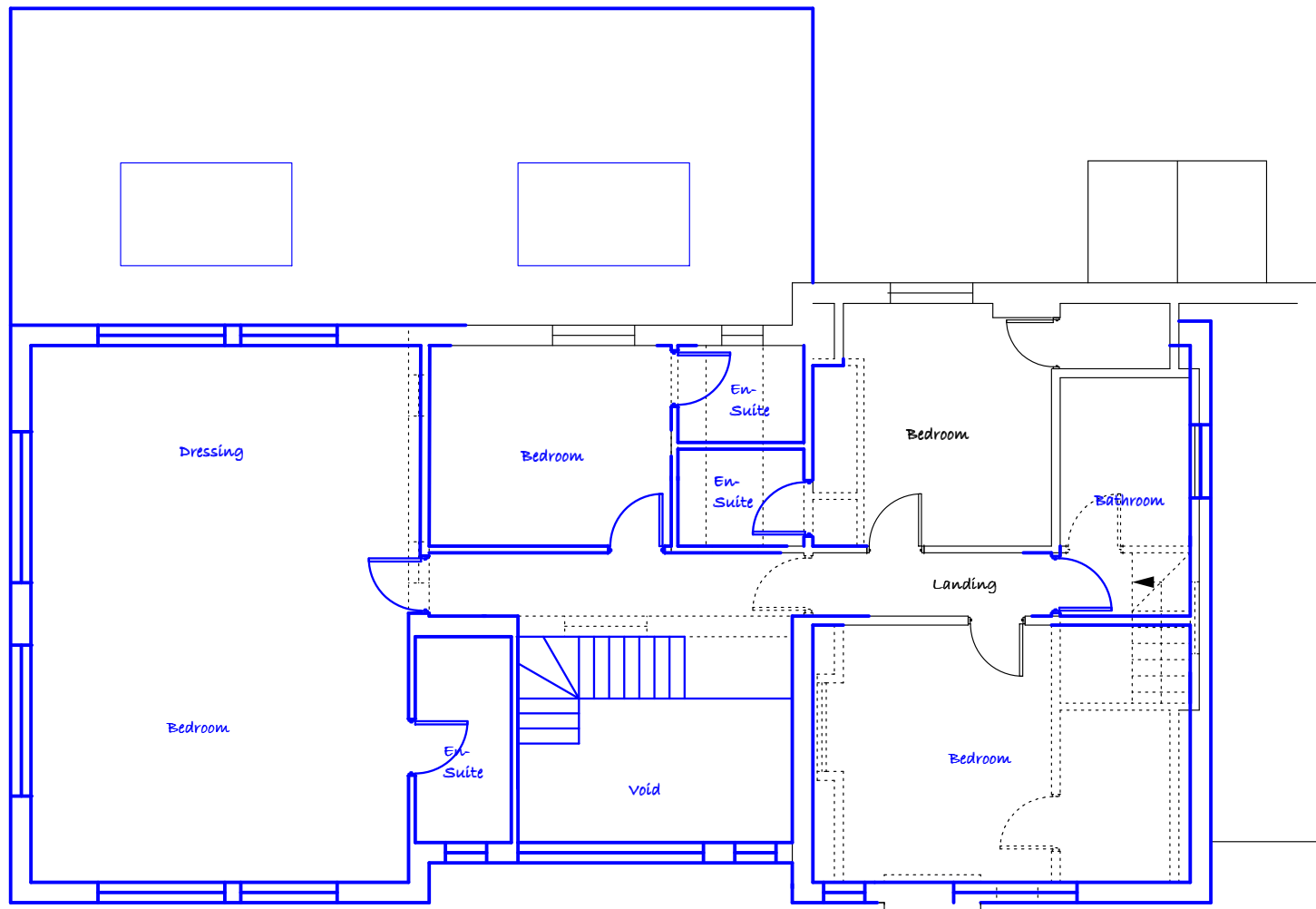
Proposed Rear Elevation 1:100

Existing Side Elevation 1:100

Existing Front Elevation 1:100

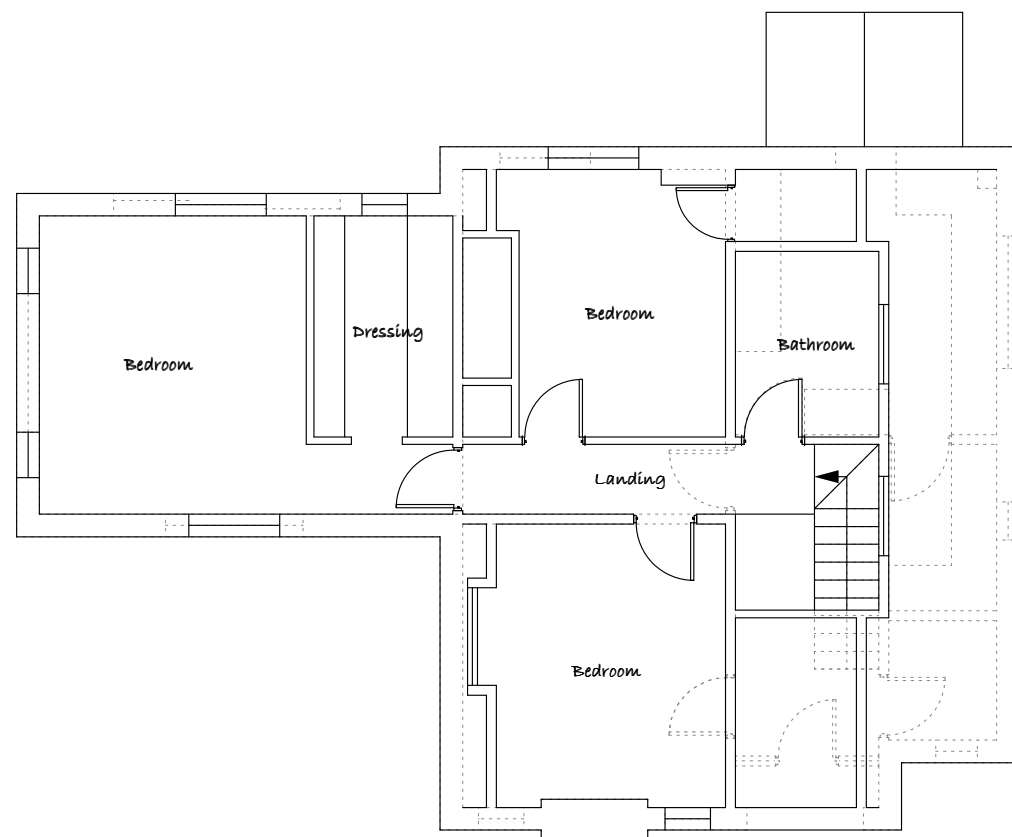
Existing Side Elevation 1:100

Existing Rear Elevation 1:100



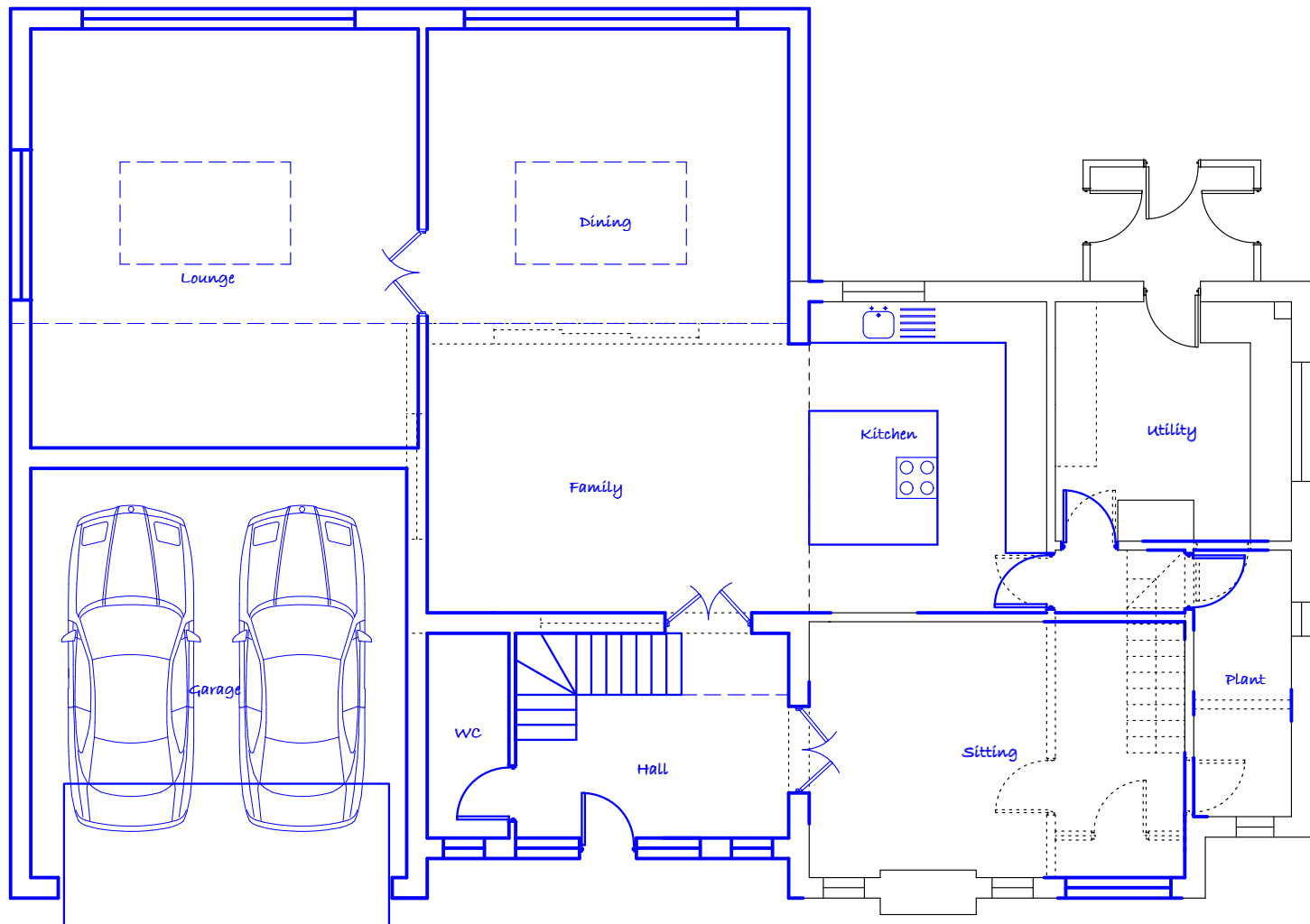
Proposed First Floor Plan 1:100

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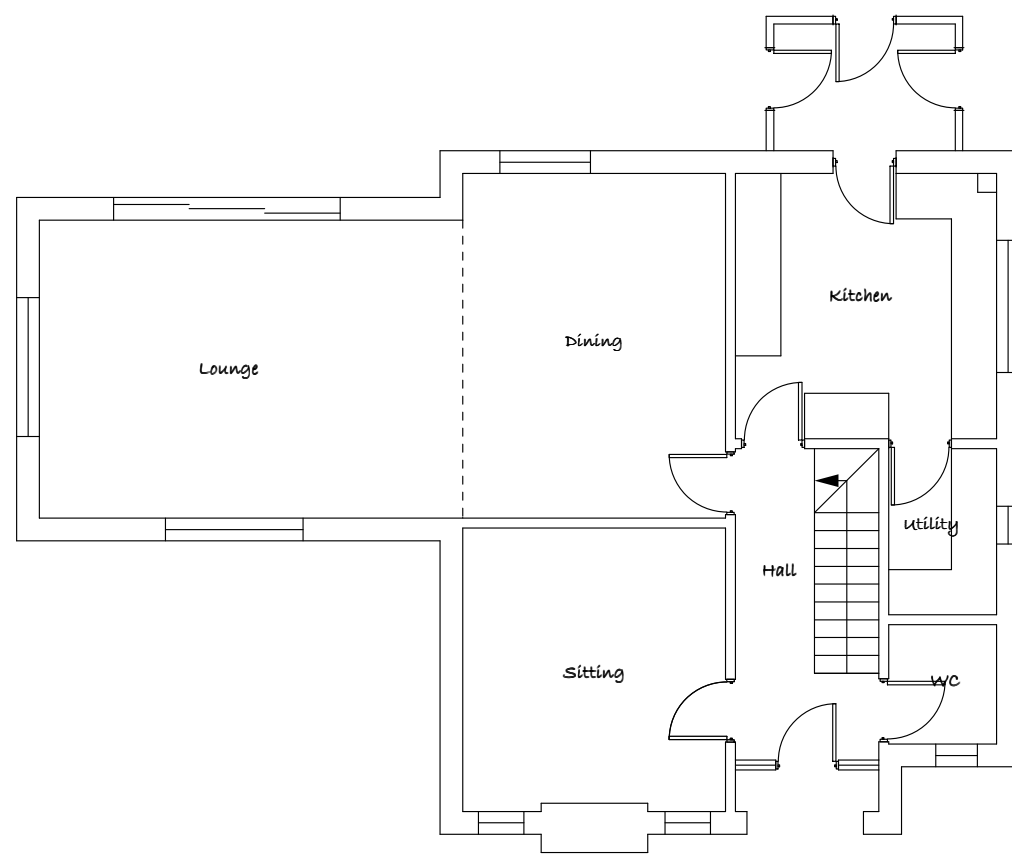
Existing First Floor Plan 1:100

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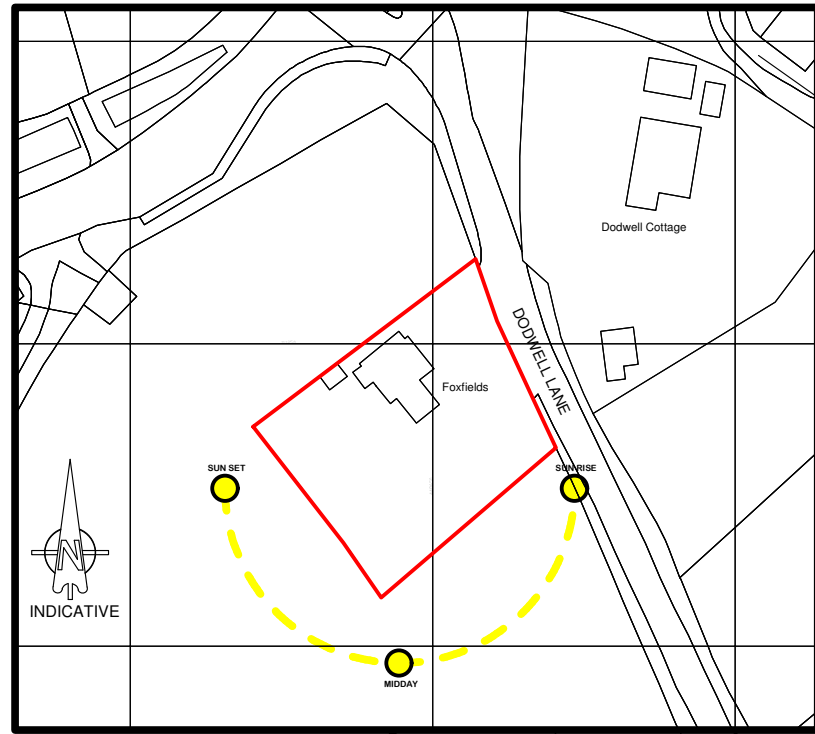
Proposed Ground Floor Plan 1:100

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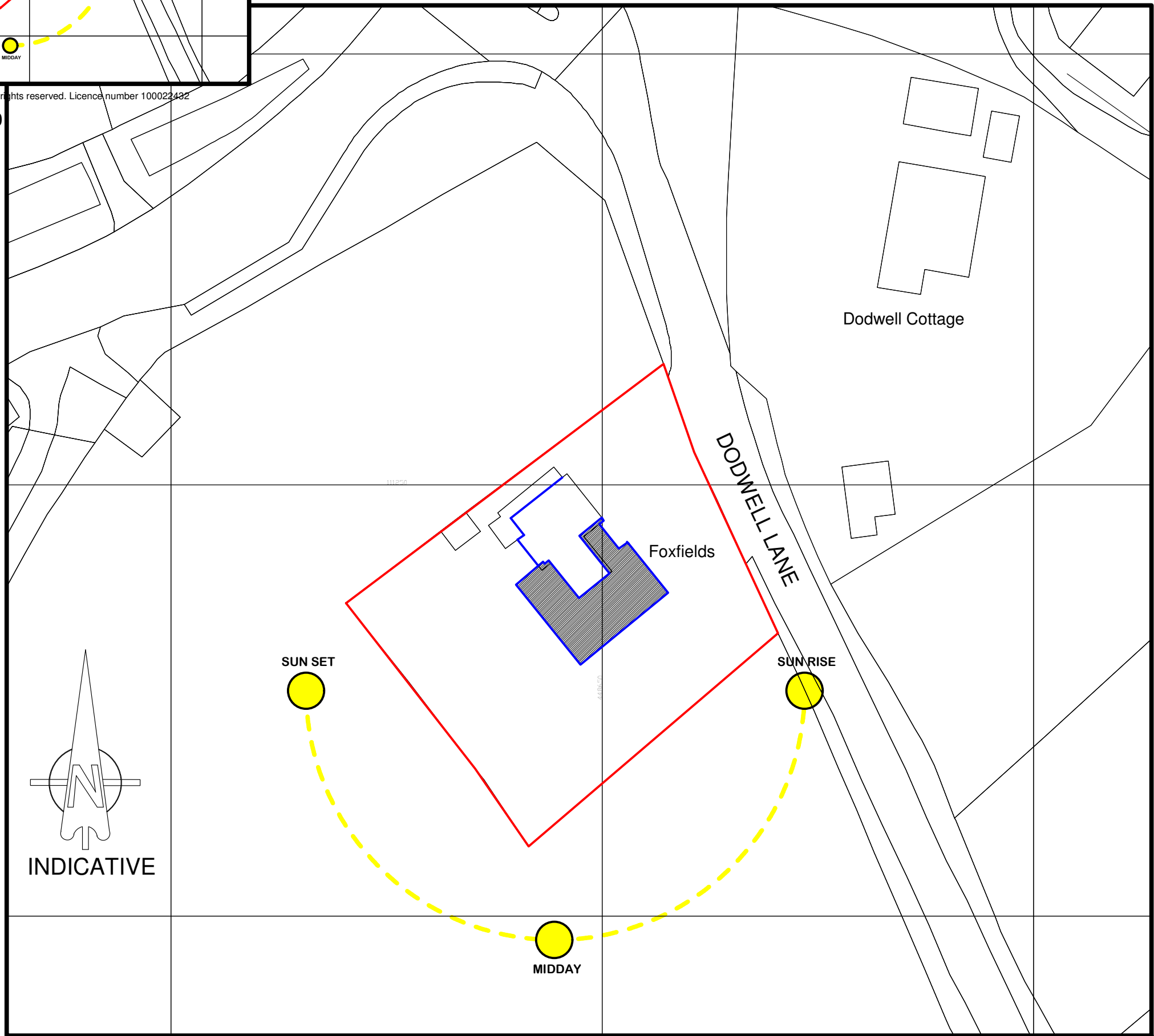
Existing Ground Floor Plan 1:100

© MDT Design



Location Plan 1:1250

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Site Plan 1:500

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project

**Fox Fields
Dodwell Lane
Hedge End
Southampton
Hampshire
SO31 1AD**

client

Hayley & Luke

drawing

Proposed Alterations

stage

Stage 1 - Survey

Stage 2 - Design

scale

1:100 & 1:50@A1

date

November 2023

job no._

3114/11_

drwg no._

01_

revision

G

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6 APPENDIX 2 – OFFICER REPORT

DELEGATED OFFICER REPORT

Application Ref: H/24/97912

Site Address: DERRY DACY, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

Case Officer: Claire Campbell-Best

Description: Side and rear extensions and raising of roof to provide first floor accommodation, first floor side facing balcony and temporary changes to existing ground levels (Part Retrospective) (Amended Plans)

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Within the Settlement Gap		

Planning History	Yes ☒	No ☐
Reference Number	Description	Decision
H/24/97366	Side and rear extensions and raising of roof to provide first floor accommodation along with temporary changes to existing ground levels (Part Retrospective) (Amended Description)	Refuse – 28/06/2024
F/23/94651	Erection of replacement dwelling	Refuse – 30/03/2023
F/22/93421	Erection of replacement dwelling	Refuse – 06/09/2022

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Bursledon Parish Council:	No Objection		
Ecology:	<u>Comments</u> <u>Updated comments received 23/10/24:</u> I have reviewed the Preliminary Ecological Appraisal report by Ecosupport (February 2023). This PEA was done before the extensive site clearance activities which appear to have occurred between February 2022 and March 2023. According to the UK Habs site map (September 2022) at the end of the report approximately 75% of the site had been vegetated before clearance activities. This is confirmed by the aerial photos on Google Earth and Google Maps. The September 2024 photo shows bare earth, a February 2023 photo shows bare earth, piles of soil, building materials and the site cleared of vegetation with a large orange digger and the March 2022 photo shows vegetation almost everywhere except for the buildings. If habitat is cleared before an application is submitted, the baseline habitat value of the site will be taken to be its biodiversity value immediately before the carrying on of the activities, as per Schedule 14 of the Environment Act 2021. The PEA assessed the site to have • Moderate potential for roosting bats in dwelling • Potential for foraging and commuting Badgers • Low potential for reptiles (would have been higher before site clearance and habitat loss)		

- Low potential for Hazel Dormouse (would have been higher before site clearance and habitat loss)
- High potential for breeding and nesting birds
- Negligible potential for great crested newts

Bats- The Phase II Bat Surveys and Mitigation Report by Ecosupport (August 2023) recorded bats foraging and commuting across the site, but no emergences from the house at that time. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

The lighting recommendations given in the report are appropriate and shall be implemented. The report recommends one bat brick/box to be built into the new dwelling, however the PEA report (6.2.2.2) recommends two bat bricks/boxes, which will be required. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west (<https://www.bats.org.uk/our-work/putting-up-your-box>)

The location of the proposed bat brick/boxes and any exterior lighting must be shown on an elevation plan. The bat bricks/boxes must be located in a dark area, away from light spill from windows and away from exterior lighting.

Badgers- The recommendations in section 6.3 area appropriate and must be incorporated into a precautionary working method. A walkover badger survey by a suitably qualified ecologist is required up to 1 week before the start of any ground works to ensure that badgers have not been active on site. If any new holes are found, they need to be monitored, and appropriate ecological precautions need to be taken. If any badgers or evidence of badgers is found on site, all work must stop, and Natural England and a suitably qualified ecological consultant must be called for advice.

Reptiles- The report recommends a suite of reptile presence/absence surveys; however, these can only be done during the active reptile season (usually in April, May and September, and in suitable temperatures. Since the presence of protected species is a material consideration this would need to be done before determination. If any reptiles are found on site, all work must stop, and Natural England and a suitably qualified ecological consultant must be called for advice.

Hazel dormice and retained woodland- The suitable dormouse habitat on site has already been disturbed. All retained woodland including the root protection zones of the trees and shrubs must be protected during construction by suitable fencing. Section 6.5 provides information in case trees must be removed; this would need to be discussed with the LPA ecologist and the LPA tree officer before any tree work. If any dormice or their nests are found on site, all work must stop and Natural England and a suitably qualified ecological consultant must be called for advice.

Nesting birds- No further vegetation clearance has been proposed, however if this changes, vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually late February-

August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 48 hours before vegetation clearance. If evidence of an active bird's nest is found before or during the works, work must stop and a 5m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. A swift brick has also been proposed as a biodiversity enhancement in the new dwelling.

Great crested newts- Great crested newts have been considered in the report and scoped out due to lack of suitable habitat, however if any great crested newts are found on site, all work must stop, and Natural England and a suitably qualified ecological consultant must be called for advice.

A toolbox talk on protected species and precautionary working methods delivered by an Ecological Clerk of Works (EcOW) is required for all site operatives. A precautionary working method for protected species must be provided and can be conditioned.

Biodiversity net gain

Local plan policy DM11 and NPPF paragraph 180 require no net loss of biodiversity and at least some net gain.

The amended proposed site plan by Vivid Design Studio (Rev A, September 2024) proposes new native hedge and tree planting with new wildflower meadow planting after the area of residential curtilage has been restored to original ground levels with new topsoil installed. The grassland near the hedgerow should be planted with a specific hedgerow mixture (similar to Emorsgate EH1). The wildflower meadow mixture should be of local provenance. In addition to wildflower meadow an area of mixed scrub must be created along the woodland edge to replace some of the bramble scrub habitat lost to the development. It should be managed with a scalloped edge and a variety of heights to provide a range of light and temperature conditions for reptiles and invertebrates. The composition of the new topsoil should be low in nutrients and appropriate for wildflower meadow creation. A Landscape Environmental Management Plan will be required and can be conditioned. This will include planting specifications, soil and seed mix specifications, and management schedules to ensure that these enhancements are maintained in appropriate condition and provide resources for wildlife.

These enhancements, together with the proposed bat and swift nest bricks built into the new dwelling will provide some biodiversity net gain and comply with DM 11 and NPPF 180.

Surface water drainage information has not been provided with this application. Since this is a replacement dwelling the existing surface water drainage system can be used, however since the proposed dwelling is larger, additional volume would be collected. Rain water harvesting, water butts and rain garden planters should be considered.

Original comments received 07/08/2024:

This site is in a red impact risk zone for great crested newts. There are records of common lizards, slow worms, and adders nearby. There are records of bats, hazel dormouse, harvest mouse and badgers very close to this site. Nesting birds are also likely to be

	present. There are records of common lizards and badgers to the northwest... Bare soil, remains of a fire, tyre marks, dead vegetation and rubble provided evidence that the land had been cleared in advance of a previous application. Potential nesting bird and reptile habitat may have been destroyed. The sheds would provide shelter for nesting birds. The site should also be checked for signs of badgers and hedgehogs. Invasive species, such as the bamboo shown in the original photos, may have been spread. Aerial photos showed this as a vegetated plot. There is a pond to the south of the site which may provide amphibian habitat. There is a green corridor to the east of the site. This corridor is connected to the Peewit Hill SINC and the Windhover Netley Common South SINC. Additional development in this area would cause an unacceptable level of disturbance to the SINC. The photo of the house on Google maps (July 2023) shows a very large area at the front of the house cleared to bare ground, which was done before the previous application. I have reviewed the Phase II Bat Surveys and Mitigation strategy report by Ecosupport (August 2023) which is labelled draft not for submission but has been submitted for this application. The report refers to a PEA which has not been submitted with this application or with the previous application. The Phase II Bat Survey report is still valid, however I need to review the original PEA report which triggered the Phase II Bat Survey report. Although bats have now been considered, as stated in the response to the previous application, insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and nesting birds, common lizards, and badgers which are protected by virtue of the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). Until this information has been provided it is not possible to determine whether the proposal conforms to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2020. Biodiversity enhancements (some biodiversity net gain but not 10%) will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building. A bat brick has been recommended in the Phase II bat survey report. Wildlife sensitive lighting guidelines as described in section 5.1.3.1 should be implemented.
Hampshire County Council Countryside Services:	<u>No Objection</u> Informatives have been advised and are detailed in full in the Countryside Services consultation response.
Hampshire County Council Waste and Minerals:	No comments were received.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out on previous planning application H/24/97366		

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; and Development Management policies DM1, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound.

Assessment:

Site and Surroundings

The application site is located at the end of Peewit Hill, a no-through road, and contains a modest one storey bungalow set within a generous plot. The dwelling is positioned well back from the road and is screened by a combination of hedging and trees, making it mostly visible only when standing directly outside the site.

A large portion of the site, particularly to the front and side of the property, has been cleared to bare ground in preparation for intended development, with ground levels temporarily raised. Additionally, there are several outbuildings to the rear of the site, one of which is currently under construction.

The surrounding area is designated as countryside, with detached chalet bungalows located to the east and agricultural land to the north. To the west of the site lies Junction 8 of the M27, providing significant road access to the surrounding area.

Proposal

This application seeks approval for the construction of side extensions either side of the host dwelling, a rear extension together with the raising of the roof which would be pitched, incorporating front and rear dormer windows to provide first floor accommodation. The eastern side elevation proposes a first floor balcony which would be enclosed with a glass balustrade. The development is proposed to be finished predominately with facing brickwork.

The application also seeks permission for the retrospective approval of temporary ground level changes surrounding the property during the intended building works to the site. The ground levels have been raised between 450mm to 1000mm due to the site's topography. When building work is complete, the ground levels will be restored to the existing levels with landscaping proposed.

As part of the application, the agent has submitted two sets of proposed plans. The first set outlines the proposed development as described above, while the second set illustrates what could be constructed under the applicant's permitted development rights.

It is acknowledged that single storey side extensions to either side of the host dwelling, as well as a rear extension, could be built without the need for formal planning consent, resulting in an extensive ground floor footprint. Additionally, it is accepted that the outbuilding currently under construction appears to fall within the applicant's permitted development rights and, when completed, will not require further planning approval.

Background on previously refused planning applications

The site has been the subject of two previous full planning applications for replacement dwellings (F/22/93432 and F/23/94651), both of which were refused. These applications were refused primarily due to concerns regarding their design, excessive massing, scale,

and size. It was determined that the proposals would result in an unduly prominent and visually obtrusive form of development, which would have a harmful urbanising impact on the countryside location.

In addition, a householder application (H/24/97366) was submitted in May 2024. This application was similar in terms of its proposal to the current application. However, the design and scale of the proposal in this householder application was still considered excessive in relation to the original dwelling and the countryside setting. As a result, the application was refused for these reasons.

The current application has sought to address the concerns raised with the previous refusal by reducing the scale of the proposal. However, the concerns have not been fully alleviated when considering the scale and size of the original dwelling and the countryside location. Despite the reductions made, the proposed development still remains excessive and out of character with the modest nature of the original property and its rural surroundings.

As a result, the application is recommended for refusal, with the detailed reasoning for this decision outlined below in this report.

Principle

The application site lies outside the urban edge and is within designated countryside. Here, the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes, or for residential extensions as supported by Policy DM26. Strategic Policy S5 also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation.

The site also lies within a settlement gap between Hedge End and Bursledon. Strategic Policy S6 restricts development within the settlement gaps unless the development does not undermine the visual separation of settlements and would not have an urbanising effect detrimental to the character of the countryside or the separate identity of the adjoining settlements.

Policy DM26 of the Eastleigh Borough Local Plan (2016-2036) allows extensions and minor works to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in subdivision of the plot. The policy requires that new extensions would not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot.

Character and Appearance

Derry Dacy is a modest one-storey bungalow, characterised by its flat roofed single storey projections, giving the property a low-profile appearance within the surrounding countryside area. The bungalow sits comfortably within its plot, well-spaced from neighbouring properties to the west, namely Glendale and Longacre. These neighbouring properties also maintain a low profile while achieving first floor habitable accommodation.

The development proposed in this application is considered to be disproportionate to the size and scale of the existing dwelling and does not resolve the concerns expressed in previous applications with regards to the mass and scale of the proposals. Given the small and modest nature of the original bungalow, the scale of the proposed development would be at odds with its original character and in turn the surrounding countryside character. The proposed development would be contrary to Policy DM26, which restricts new development in the countryside.

Policy DM26 aims to ensure that new developments in rural areas respect the scale, form, and character of the existing built environment. In this case, the proposed development is considered excessive in relation to the original dwelling, raising concerns about its potential visual impact and urbanising effect on the countryside setting.

The agent has stated that this application has been significantly reduced from the previously refused householder application. However, it is important to note that the previous application was deemed entirely inappropriate and should not be used as a baseline for determining the current proposal.

The correct baseline to compare the proposed development with should be the original dwelling, a modest and low-profile bungalow. The current proposal, while reduced from the previous refusal, still represents a significant departure from the scale and character of the original dwelling. This proposed development would ultimately cause harm to the countryside location, impacting the rural character and visual amenity of the area.

It is also acknowledged that the adjacent buildings are larger than the existing dwelling and the site is situated on a large plot, however, these factors alone should not justify the degree of expansion proposed. The scale of the development should be assessed based on its appropriateness to the original dwelling, its surroundings, and its impact on the countryside setting. The plot size and larger buildings close by do not, in themselves, warrant a disproportionate expansion of the property. The primary focus should remain on ensuring the proposal is in keeping with the character of the area and preserves the modest and low profile nature of the original dwelling and mitigating any negative impact on the countryside.

It is also noted that the application has been complicated by the partial construction of elements that fall within permitted development rights. The Local Planning Authority has recognised the fallback position and has attempted to negotiate a design solution that could incorporate these elements while also reducing the bulk and massing of the proposed extensions.

However, the agent has chosen not to pursue this approach, which would have allowed for a more modest, balanced and acceptable design that would align more closely with the character of the original dwelling and its countryside surroundings.

Turning to the temporary ground level changes considered as part of this application, during the site visit, it was observed that the ground was bare and much of the vegetation and greenery had been removed, resulting in a visually degraded environment. Sectional plans have been submitted to show that the ground level changes would be restored upon the completion of building works. The site plan also indicates that landscaping and planting would be introduced to reinstate greenery to the site, which is considered appropriate mitigation to overcome the current unsightliness of the plot. However, as this application is deemed unacceptable in terms of design and scale in relation to the host dwelling, the finer details of a landscape management plan have not been requested.

In regard to the impact on the settlement gap, while the proposed dwelling is larger in size compared to the host dwelling, it is not considered that this would overly compromise the settlement gap in terms of its visual or physical impact. The development is not considered to erode the space between Bursledon and Hedge End to a noticeable or detrimental degree.

In conclusion, due to its design, scale, massing, and size, the proposal is considered excessive and visually intrusive. The development would notably present as a more urban feature in comparison to the modest character of the host dwelling, and as such, it would have a detrimental impact on the prevailing character of the countryside. The excessive scale and massing would be at odds with the rural setting, causing harm to the visual amenity and countryside character. Therefore, it is concluded that the proposal is not acceptable in its current form and would result in an adverse impact on the surrounding environment and is recommended for refusal.

Residential Amenity

The neighbour most impacted as a result of the proposal would be the immediate neighbour to the west, Glendale. Between the shared boundary there is extensive mature hedging and currently, there is a 9.9m separation distance between the two dwellings.

The proposal would result in a 4.7m (approx.) separation distance between the Derry Dacy and Glendale. This distance is considered reasonable and is not expected to negatively impact the outlook or light to Glendale. Although the rear extension projects further than the rear built line of Glendale, it is set further in from the shared boundary and remains single storey in nature. As a result, the impact on the outlook and light for Glendale is not anticipated to be significant. Additionally, the side elevations of both properties facing each other do not feature any first-floor windows. Therefore, there are no concerns regarding overlooking or loss of privacy between the two dwellings.

The east facing balcony would be positioned away from Glendale and would directly face the garden of the site and Junction 8 of the M27. As such, there are no concerns regarding overlooking or loss of privacy in relation to the proposed balcony. Its orientation and siting ensures that it does not intrude on the privacy of neighbouring properties.

To conclude, while there are design concerns, ultimately, the development is considered to be in accordance with the guidance set out in the 'Quality Places' SPD. There will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light, or outlook.

Highways Safety and Parking

The proposals would result in a five-bedroom property, which requires three off-street parking spaces as outlined in the Residential Parking Standards SPD. The site plan indicates that the parking area to the front of the dwelling would be able to accommodate the necessary spaces. As such, there are no highway or safety concerns associated with the proposed development.

Ecology

The application was accompanied by a draft Phase II Bat Survey and a Preliminary Ecological Appraisal. Both assessments were reviewed by the Council's Ecologist. In response to these assessments, the Ecologist recommended the submission of a landscaping management plan and a reptile presence/absence survey which would need to be carried out prior the determination of the application. In addition to this, the Ecologist requested pre-commencement conditions to secure precautionary working methods to protect wildlife species during the development process.

Had the application been acceptable in terms of design and scale, these additional details would have been requested and reviewed. However, as it is currently not possible to determine whether wildlife will be adequately protected during the proposed works, the application is deemed contrary to Policy DM11 of the Eastleigh Borough Local Plan. This will form an additional reason for refusal of the application.

Other Matters:

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

Recommendation:	PERMIT ☐	REFUSE ☒
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Reasons for Refusal:

1. The proposed development by reason of its scale, massing, size and design would represent a disproportionate addition to the original single storey dwelling leading to an undesirable intrusion into an area of designated countryside, to the detriment of the character and appearance of the locality. The application is, therefore, contrary to Policies S5, DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), the Council's 'Quality Places' Supplementary Planning Document and provisions within the National Planning Policy Framework.
2. Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species, including reptiles which are protected by virtue of the Wildlife and Countryside Act (1981). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.