

DELEGATED OFFICER REPORT

Application Ref: L/25/99682

Site Address: HOE MOOR HOUSE, DODWELL LANE, BURSLEDON,
SOUTHAMPTON, SO31 1AB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of an external stainless steel twin-wall flue to the west elevation and associated internal works to install a log burner in the Games Room.

Particular Site Constraints?	Yes ☒	No ☐
• Outside the urban edge – Designated Countryside • Settlement Gap • Listed Building (Grade II) • Historic Parks and Gardens – Free Hills / Hoe Moor House		

Planning History?	Yes ☒	No ☐
• Z/35419/000/00 - Single storey front extension incorporating new double garages following demolition of existing - Permit - 24/09/1998 • L/35419/001/00 - Listed building consent: single storey front extension incorporating new double garages following demolition of existing - Grant Listed Building Consent - 05/02/1999 • L/35419/002/00 - Listed building consent: re-roofing of dwelling with natural slate and clay ridge tiles - Grant Listed Building Consent - 25/02/2000 • L/08/63872 - Listed building consent: Insertion of new window to northern elevation, alterations to windows in eastern elevation, replacement and velux windows to eastern elevation, alterations to internal staircase and layout of ground floor - Grant Listed Building Consent - 18/12/2008 • L/12/71101 - Listed Building Consent: Existing terrace widened, uplifted, levelled and new pavers laid with steps, air extract fans added to plinth, 2m high boundary wall extended, rebuilding single storey side extension, internal alterations to include: blocking up of 2no. doors, new insulated internal wall, new internal stud walls, raising of floor level in utility and new lintel and doorway for master bedroom - Grant Listed Building Consent - 15/08/2012 • F/16/79093 - Erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface. - Permit - 22/03/2017 • L/16/79094 - Listed Building Consent: Erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface - Grant Listed Building Consent - 22/03/2017 • H/23/95588 - Proposed single storey side extension to create gym and home office and new vehicular entrance gates - Permit - 06/12/2023 • L/23/96251 - Listed Building Consent: Proposed single storey side extension to create gym and home office and new vehicular entrance gates - Grant Listed Building Consent - 06/12/2023		

- L/23/94875 - Listed Building Consent: Replacement of 5no. ground floor single glazed windows with double glazed windows and refurbishment of existing casements - Grant Listed Building Consent - 06/12/2023
- H/24/96825 - Installation of 36no. solar panels to main house and garage - Withdrawn By Applicant - 17/06/2024
- L/24/96822 - Listed Building Consent: Installation of 36no. solar panels to main house and garage - Withdrawn By Applicant - 17/06/2024

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Built Heritage Consultant:	No objection.		
Environmental Health:	We do not object to this planning application, but we have some concerns regarding the location and the height of the flue as there is a potential risk of smoke nuisance to the closest residential neighbouring property. The proposed flue will be facing the neighbouring property in a considerable close distance. We have no further comments on air quality from the log burner as this will be regulated by Building Control and best practices as assumed to be followed during installation/operation.		

Site Visit:	Yes ☒	No ☐
Details: 31 st July 2025		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S5, S6 and S8; and Development Management policies DM1 and DM12. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site context and surroundings</u> Hoe Moor House is a Grade II listed dwelling located north of the Bursledon Conservation Area and the M27, at the head of a private drive serving a small cluster of properties to the east of Dodwell Lane. The house occupies a local high point with extensive views to the north and north-east over the upper River Hamble valley. The nearest listed buildings are Bursledon Windmill with its adjacent granary on Windmill Lane to the west, and Dodwell Cottage at the top end of Dodwell Lane to the north-west. The house itself, listed in 1998 and dating from the 1830s, is constructed of buff brick. According to Historic England, the list description states: <i>House. Circa 1830s. Buff-</i>

coloured brick with stone dressings. Slate hipped and gabled roof. Axial stacks with groups of diagonally-set and polygonal shafts. PLAN: Asymmetrical plan with entrance on the north front and garden front to south. Tudor style. EXTERIOR: 2 storeys. Asymmetrical 3-bay north entrance front with gables left and right, the right projecting, the gables with stone coping, kneelers and moulded strings; 2 and 3-light moulded mullion windows with hoodmoulds and small-pane casements on first floor; at centre first floor a gabled oriel with moulded corbelling and 3-light window with 3-centred arch lights, below is a 3-bay brick porch with Tudor arches. 2-bay left-hand [E] return and 3-bay rear [S] garden front with similar gabled oriels with moulded corbelling, 3-light windows with 3-centred arch lights and loops in the gables; ground floor bay windows with moulded cornices, those on south elevation canted. INTERIOR: Intact joinery, including panelled doors, moulded architraves and window shutters; moulded plaster ceiling cornices, chimneypieces and staircase.

Proposal

The proposal seeks Listed Building Consent for the installation of a log burner within the ground-floor games room, together with an external stainless-steel twin-wall flue on the west elevation. The flue would be fixed to the rear wall, positioned in the narrow gap between the wall and the close-boarded boundary fence to the adjoining property, and would project only around 900 mm above the ground-floor eaves line.

Policy and Principle

- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it possesses.
- Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) requires high-quality design that responds to local character, while Policy DM12 (Heritage assets) supports proposals where it is demonstrated that they will preserve or enhance the asset's special interest and setting.

Impact on the Listed Building

- The proposed works are confined to the late-1990s extension. Externally, the twin-wall flue is fixed close to the west elevation between the extension and the boundary fence and rises only about 900 mm above the ground-floor eaves, so its visibility is very limited. No historic fabric of the principal 1830s house is affected, and the intervention is readily reversible, with any reinstatement limited to the modern extension.
- Given the flue's unobtrusive position on the later extension and its low height, it is unlikely to be perceived from most angles and may only be glimpsed from the neighbouring property. It is not considered to harm the outlook of the principal house or the significance of the designated heritage asset.
- The Council's Built Heritage Consultant raises no objection to the proposal and advises that a black external finish should be used if any view from next door is possible. If any effect arises, it would be limited to less than substantial harm and would be outweighed by the public benefit of providing a modest, reliable heating solution that supports the building's continued use.

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:

The proposal is considered to be acceptable in term of Listed Building Consent.

Recommendation:

PERMIT ☒

REFUSE ☐