

DELEGATED OFFICER REPORT

Application Ref: H/25/99514

Site Address: 46 LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HL

Case Officer: Charlie Vallis

Description: Erection of conservatory to southeast elevation and installation of boundary fencing (part retrospective application)

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/15225/001/00 – Land between Bursledon Road, Providence Hill, Lowford Hill and Hamble. Residential development. Grant Outline Permission – 19/05/1976. - Z/15225/002/00 – Land between Hamble Lane, Lowford Hill, Providence Hill and Bursledon Road – Housing and ancillary purposes. Permit – 08/10/1976. - Z/15225/004/00 – Residential development at Hamble Lane. Grant Outline Permission – 03/07/1980. - Z/18886/005/00 – Bursledon Green (Phase 2) Hamble Lane – Houses, road and sewers relating to outline permission 15225/4. Permit – 11/12/1980. - Z/18886/018/00 - Substitution of house types on plots 210-213, 250-252, 260-262, 269-282, 290-297, 300-307 and 314-317 inclusive. Permit – 16/12/1981. - Z/18886/023/00 – Phase 3 Bursledon Green – Substitution of house types on plots 200-202, 210-213, 229-231, 242-245, 250-252, 260-262, 266-268, 283-289, 298-299, 302-303 and 308-310. Permit – 20/08/1982. - Z/18886/028/00 – Bursledon Green – Substitution of house types on Plots 200-265 including Phase 3. Permit – 13/09/1983. - Z/18886/029/00 – Substitution of house types Phase 3B, Plots 201-264 and 321-330. Z/18886/030/00 – Land off Hamble Lane – Substitution of house types on Phase 3B, Plots 201-264 and 321-330. Permit – 03/04/1984. - Z/18886/034/00 – Land off Hamble Lane – Erection of 60 dwellings. Permit – 21.01.1985		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 letter of objection from neighbour at 22 Griffon Close: - Objection due to increased parking pressure in the locality. - Application site currently has two vehicles parked on the front drive and the proposed conservatory would cover this area. They outlined that the road is already congested with parking issues and more vehicles should not be added to the problem. Letter from applicant: - Commented that they are planning to sell their second car and park their one car on the driveway next to the conservatory. - Outlined that there are options for free spaces on the road and that some properties (including 22 Griffon Close) have allocated parking / garage(s).		
Parish Council:	No comments received		
Hampshire Highways:	No objection to the proposals, providing that the fence is no higher than 1.0m as indicated, and that any vegetation set behind is also limited to a maximum height of 1.0m to ensure that junction and driveway visibility is maintained to current standards. This should be secured via a condition. Additionally, it is noted that only 1 parking space is retained on site, and the Case Officer may wish to review this		

	against the EBC Parking Standards to ensure parking in the vicinity is adequately catered for.	
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Site Visit:	Yes ☒	No ☐
Details: 08.08.2025		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle:</u> - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout:</u> - The design of the proposed conservatory is suited to the host dwelling in terms of its form, scale and appearance. - Although the orientation of the property is such that the proposal would effectively represent a front extension, the proposed conservatory is low profile and modest, and would benefit from some screening by boundary planting. - A step down to the conservatory from the main dwellinghouse allows the conservatory to remain below the existing eaves height, reducing its prominence and impact on the street scene. - As 2m high fencing is already in place along the northern boundary, a condition will be put in place ensuring that the fencing is altered and put in place as approved within 6 months, in the interest of highway safety and to preserve the generally open frontages present along Griffon Close. - The proposal does not represent overdevelopment of the site and would allow the creation of a useable amenity space, with a degree of privacy provided by the proposed boundary planting. - The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate layout and scale. <u>Residential amenity:</u> - Owing to its scale and positioning, 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. <u>Parking and highway safety:</u>

- The application site is positioned on a junction onto Griffon Close. The width of the pavement at this junction is such that adequate site-lines can still be achieved with the proposal in place.
- With regard to on-site car parking, 1no. car parking space would be retained, with a more formalised parking arrangement than is currently in place.
- Although deviating from the Residential Parking Standards SPD (2009), the availability of communal parking and several cutouts along Griffon Close is such that the loss of 1no. car parking space is not considered unacceptable in this instance.
- The suggested condition put forward by the Local Highway Authority requiring the maintenance of the planting at no higher than 1 metre is not deemed necessary, given that adequate site-lines are likely to be achieved and that (with the exception of 2no. two-metre high fence panels to the north of the site) the proposed boundary treatment could be put in place out without planning approval.

Other matters:

- 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 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.

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 ...		