

Heritage and Supporting Planning Statement

Proposed Extensions to Existing Dwelling
Cherry Court, Salterns Lane, Bursledon, SO31 8DH

1. Introduction

This Heritage and Supporting Statement has been prepared in support of a planning application for extensions to the existing dwelling at Cherry Court, Salterns Lane.

The purpose of this statement is to:

- Describe the site and its heritage context within the Old Bursledon Conservation Area.
- Set out the ways in which the revised proposal addresses the concerns raised by the Planning Inspector.
- Assess the impact of the proposed extensions on the character and appearance of the Conservation Area and nearby heritage assets.
- Demonstrate compliance with the relevant provisions of the National Planning Policy Framework (NPPF) and the Eastleigh Borough Local Plan.

2. Site and Heritage Context

The site is located within the Old Bursledon Conservation Area, an area characterised by:

- Spacious residential plots set within a semi-rural village context.
- A diverse character of properties
- Mature trees and planting forming a defining element of the streetscape.

The Old Bursledon Conservation Area, designated in 1982, is broken down into zones 1-8, each identified as having their own character. Cherry Court is located in zone 8 and is described as mainly residential with houses set in large gardens.

The existing dwelling is a mid-20th-century house dating from the 1960s. In his previous decision, the Inspector found that the dwelling makes a neutral contribution to the character and appearance of the Conservation Area, neither enhancing nor detracting from its significance.

3. Planning and Policy Context

National Policy

The NPPF (2023) is clear that great weight should be given to the conservation of heritage assets (para 199). Where proposals would lead to less than substantial harm, this harm must be weighed against the public benefits (para 202). New development should also reflect local character, reinforce distinctiveness, and contribute positively to its setting (paras 130–135).

Local Policy

The relevant policies from the Eastleigh Borough Local Plan include:

- DM1 – General Criteria for New Development
- DM12 – Heritage Assets
- BU7 – Old Bursledon Conservation Area

All emphasise that development should respect local character, preserve or enhance heritage significance, and be of a scale and design appropriate to its setting.

4. Appeal Decision Summary

The previous application (for demolition and replacement of the dwelling) was dismissed on appeal in September 2025. The Inspector’s key findings were:

- The proposed replacement dwelling was of excessive scale and mass, particularly in its rear elevation, creating a dominant and monolithic appearance.
- The flat roof form was unsympathetic to the pitched vernacular of the area.
- Extensive full-height glazing was considered inappropriate, both visually and due to potential light spill, especially in night-time views toward the river.
- Overall, the Inspector concluded that the proposal would cause less than substantial harm to the Conservation Area, with insufficient public benefit to outweigh this harm.

5. The Revised Proposal

This new application takes a fundamentally different approach.

- The existing dwelling will be retained in full, avoiding unnecessary demolition and preserving the neutral contribution it makes to the Conservation Area.
- A series of modest extensions are proposed to the front and rear. These are designed to be subservient in scale, carefully articulated, and respectful of the host building’s proportions.
- The extensions incorporate pitched roof forms, reflecting the prevailing roofscape of Old Bursledon.

- Materials will be sympathetic to the existing house and the Conservation Area
- Glazing has been carefully considered to avoid expansive unbroken glass elevations. Windows are domestic in scale, vertically proportioned, and broken by solid wall elements.

6. Heritage Impact Assessment

Assessment of Significance

The Conservation Area derives significance from its verdant setting, traditional roofscapes, and the village character of Old Bursledon. The existing dwelling is a modern addition, assessed as neutral in the Inspector's decision.

Impact of Proposals

The retention of the dwelling ensures no loss of existing heritage value. The proposed extensions:

- Remain visually subservient to the host dwelling.
- Reinforce the area's pitched roof vernacular.
- Avoid harmful bulk or massing, with articulated elevations that break down the form.
- Minimise light spill, with carefully designed glazing and the use of solid-to-void balance.
- Maintain and enhance the green landscaped character of the site.

Taken together, the proposals preserve the overall character and appearance of the Conservation Area and arguably enhance it compared to the existing neutral baseline.

Level of Harm

It is considered that the proposals result in no harm to the significance of the Conservation Area. At worst, any minor change would fall within the category of *less than substantial harm* under NPPF para 202.

Public Benefits

Should any harm be identified, it is outweighed by public benefits, including:

- Securing the long-term viable use of the dwelling as a family home.
- Delivering architectural improvements more sympathetic to local character.
- Energy efficiency and sustainability upgrades.

7. Compliance with Policy

- NPPF: The proposal conserves and enhances the historic environment in a manner appropriate to its significance.
- Policy DM1: The development is of a high quality, respects local character, and does not have an unacceptable impact on amenity or the environment.
- Policy DM12: The proposals preserve the character of the Conservation Area and retain the existing neutral dwelling.
- Policy BU7: The extensions are sympathetic in design, scale, and materials, ensuring the Old Bursledon Conservation Area is preserved.
- The current mass of Cherry Court is 1326m³, and the proposed total is 1499m³. This additional 173m³ representing a 13% increase in mass.
- The extensions are policy compliant and fall well within the 25% increase in size over the existing dwelling further limiting any impact upon the Conservation Area.

8. Conclusion

This revised proposal represents a sensitive and proportionate development which directly addresses the Inspector's previous concerns. By retaining the existing house and adding only sympathetic, subservient extensions, the scheme:

- Avoids the harm previously identified relating to demolition, massing, roof form, and glazing.
- Preserves the character and appearance of the Old Bursledon Conservation Area.
- Delivers modest public benefits through design, sustainability, and landscape enhancement.
- Fully accords with the NPPF and the Eastleigh Borough Local Plan.

Accordingly, planning permission should be granted.