

DELEGATED OFFICER REPORT

Application Ref: H/25/99597

Site Address: HOUND LODGE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 5GA

Case Officer: Gary Osmond

Description: Construction of single storey rear extension with glazed link following removal of existing rear lean-to additions

Particular Site Constraints?	Yes ☒	No ☐
- Outside the urban edge - Within a designated area of recreation - Within Grade II Listed Park		

Planning History?	Yes ☒	No ☐
L/25/99613 – Listed Building Consent: Construction of single storey rear/side extension following removal of existing rear lean-to additions – Concurrent application		
L/25/99179 - Restoration and repair works as listed in application and heritage statement – Granted Jun 2025		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received.		
Hound Parish Council:	No objection.		
Heritage Consultant:	(Comments based on original flat roof submission) No objection in principle but reservations as to the flat roof form and use of vertical timber cladding. Design could also make better use of views towards the garden.		
Trees:	No objection subject to tree protection conditions.		
Ecology:	I have reviewed the photos of the rear elevation and garden, have read the additional information provided by the agent, and withdraw my objection. The existing lean-to extension is not likely to support roosting bats due to the corrugated metal roof with no eaves. There is potential for crevice-dwelling bats to be roosting under lifted roof tiles on the main roof, but these would not be affected by the proposed extension. Suggested biodiversity enhancement such as erecting a bat/bird box in nearby trees.		

Site Visit:	Yes ☒	No ☐
Details: 19/08/2025 – See site photographs		

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 S1, S2, S8, DM1, DM2, DM11, DM12, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Parking Standards; Character Area Appraisals; Trees and Development.

Assessment:**Context:**

Hound Lodge is a small single storey red brick cottage which originally acted as the gate lodge to the former Military Hospital's Hound Road entrance. It originally consisted of a simple pair of rooms to accommodate the gate keeper and their family, although the building does have a modest lean-to single storey brick and timber extension to the rear.

The lodge sits at the end of Hound Road within the listed Royal Victoria Country Park, which was once the grounds of the former Military Hospital. Whilst outside the urban edge, there are a number of neighbouring residential properties nearby, some within the grounds of the park and others which front onto Hound Road.

The south-eastern site frontage is directly onto one of the roads within the park and is marked by a simple low timber slated fence and hedge planting. Its north-eastern side boundary is marked by a hedge and new 1.5 metre high timber fence atop an raised bank which has a public footpath running parallel. The remaining north-western and south-western boundaries are marked by simple post and wire fencing, with planting onto neighbouring woodland. The lodge itself sits in the eastern corner of the site with a small area of parking to its west and the remainder of its garden beyond this.

Proposals:

Following listed building consent being granted earlier this year for repairs, refurbishment and modernisation of the lodge, which had been subject to break-ins and vandalism, the new occupiers have begun work. However, the lodge on its own is small and not large enough for them and their two children. As such, it is proposed to construct a single storey timber clad and pitched roof addition to the rear of the building with a 'flat / mono-pitched roof' linking element which would also be timber clad. This would provide two additional modest bedrooms (making three in total), together with a shower room and dining area which opens onto an existing patio/terrace to the side of the lodge. This is a revised design to that originally submitted following design feedback to the applicants.

Policy and Principle:

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal affects a Listed Building and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The most relevant policies in this instance are DM1, S8 and DM12, and DM26 of the adopted local plan, which look specifically at impact upon heritage assets.

Policy DM1 sets out a number of stipulations for proposed new development. These essentially state that new development needs to be of a high-quality design which takes appropriate account of the site context and that of the surrounding area, including natural features worthy of retention. It also requires development to ensure no unacceptable impact upon neighbouring occupiers or uses, and when necessary to provide appropriate mitigation. Other matters include providing a good quality environment and amenity for

future occupiers of the development, as well as more practical issues such as provision of services and facilities where necessary.

Policy S8 is a strategic policy which sets out the Council's approach to conserving and enhancing the Borough's heritage assets which include nationally and locally listed buildings, and conservation areas. Policy DM12 looks more specifically at the impact of proposals upon individual heritage assets and states: "Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion." This policy is aimed at protecting heritage assets by ensuring proposals for them, or new development which may affect them, is appropriate and will not result in any unacceptable harm. It also requires that proposals achieve a high standard of design which respects and complements the character and qualities of the asset, as well as helping to secure its long-term future maintenance and management where necessary.

Policy DM26 relates to the extension or replacement of existing permanent dwellings in the countryside and states that such development "will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:... the extension or replacement dwelling 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". The policy includes other criteria which is not relevant to that proposed in this instance.

Also of some relevance is Policy DM32 which relates to the protection of recreation and open space facilities. The Royal Victoria Country Park is identified as an important public recreational area, and as such any development within it needs to be assessed in order to ensure that the purpose of park and its amenity is not adversely impacted.

In principle therefore, the proposed enlargement of the existing lodge is acceptable, with any formal planning approval be based upon how well that proposed is considered to accord with the relevant policies of the adopted Local Plan.

Layout, Form, Scale & Design:

The main part of the proposed extension would be of a very similar footprint and form to that of the main front part of the Lodge. However, it would be set on lower ground and have a lower eaves height resulting in the ridge height being a metre lower than that of the Lodge. It will also be set back from the main rear elevation of the Lodge by 4.1 metres, although stepped across to the west by around 5.0 metres due to the angled nature of the site boundary to the rear of the Lodge. Whilst it would be visible from the site frontage, the lower height and use of dark stained timber and a grey natural slate roof will ensure that the new structure is both physically and visually subservient to the existing red brick Lodge.

In terms of floor area, the existing lodge including its later rear lean-to additions is approximately 55 square metres. The resulting Lodge will be around 95 square metres. Whilst a significant increase in percentage terms, the original Lodge is very small to begin with. Notwithstanding, there is no definitive size limit set by Policy DM26, rather that any new development should not be disproportionate to the original property or its plot. As discussed above, the proposed rear addition would be subservient to the existing Lodge which already sits within a sizeable plot. As such, it is considered that the requirements of DM26 are adhered to.

As to the design and appearance of that proposed, whilst having a slightly 'contemporary' look, the addition is a simple timber clad structure with a slate covered pitch roof of the same angle as the main Lodge. Whilst the cladding would be in a vertical orientation, which is not something usually found on a building of the same period as the Lodge, it would not be obviously modern and would provide a subtle contrast with the prominent red brick of the Lodge. The dark stained timber and slate roof will also assist in helping the

extension to blend away into the woodland backdrop when viewed from the main public vantage point of the road to the front of the Lodge.

Whilst the proposed extension will be visible from the public footpath to the rear of the site, again its dark timber finish and setback position behind existing shrubbery and new boundary fence will ensure that it is not overtly prominent or visually dominating.

In terms of design therefore, that proposed is considered to be acceptable and to meet the necessary requirements of Policies DM1, S8, DM12 and DM26.

Residential Amenity:

That proposed will have no impact on the amenity of any nearby residential properties in terms of loss of privacy, light and outlook due to the modest single storey nature of that proposed, together with the distance and relationship between the application dwelling and its neighbours.

In terms of amenity for future occupiers of the enlarged dwelling, the resulting lodge will exceed the minimum floor area standards for a three bedroom property. The additional accommodation will make the current lodge far more appropriate for modern living without being excessive in size, together with ensuring all rooms have a good level of natural light, privacy and outlook.

Overall therefore the amenity requirements of Policy DM1 and the 'Quality Places' SPD are met.

Trees & Nature Conservation:

The western side of the site has a number of large trees within its boundary, which form part of the woodland edge which surrounds the site to the north and east. The trees within the site will not be impacted by the proposed works as the extension is some distance away and well outside of their root protection areas and tree canopies. Notwithstanding, temporary tree protection measures have been put forward and are conditioned.

The extension will be in closer proximity to a number of trees just outside the site. These trees have been surveyed and whilst a small part of the extension just encroaches into the theoretical root protection area of one tree, in reality the level differences involved between the extension and the base of the tree, together with the fact that the public footpath runs between the two in what is effectively a steeply banked lane means that it is very unlikely the tree/s would have any roots within the area required for the foundations of the extension. As such, it is not envisaged that proposed would have any adverse impact upon trees along the woodland edge.

With regards to the proposal's impact upon local ecology, following initial reservations regarding the potential impact upon the woodland edge, the Council's Ecologist is now satisfied that the area concerned is not as sensitive as first envisioned. Equally, they are happy that the extension works and nature of the original lean-to extensions to be removed will not likely provide suitable bat roosts. As such, there are no concerns in relation to the requirements of Policy DM11.

Parking & Highways:

The Council's recently adopted 'Parking Standards' SPD requires three bedroom dwellings with allocated or on-plot parking to provide at least two spaces. These can be accommodated within the existing parking area, meaning that Policy DM14 is complied with.

In terms of highway impact, that proposed is not expected to cause any noticeable difference to existing vehicle movements along Hound Road.

Impact on Listed Building and wider area:

The lodge is an attractive building that should be kept as part of the history of the Country Park and its refurbishment will only help to enhance the visual amenity of the site and the

immediate locality. This will only be achieved and maintained if the building is in use. The proposed extension will provide much needed modern accommodation to what is an outdated, albeit very attractive dwelling. As set out above, that proposed is considered to be an appropriate addition which respects the importance of the Lodge. As such, that proposed is considered to accord with Policies DM1, DM12 and DM32 of the adopted Local Plan.

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; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Whilst no specific details as to what sustainability measures are proposed, the fact that the Lodge is being brought back into use as a family dwelling after many years of being empty and being modernised to current efficiency standards where possible is in itself considered to be an enhancement to sustainability of the locality.

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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For the reasons set out above, the application is recommended for approval subject to conditions relating to the following:

- Approved drawings;
- Commencement within three years;
- Approved materials and finishes;
- Tree protection measures;
- Construction hours; and
- No burning.