

DELEGATED OFFICER REPORT

Application Ref: H/25/100483

Site Address: WOODSIDE, CHURCH LANE, BURSLEDON, SOUTHAMPTON, SO31 8AB

Case Officer: Gina Aftanas

Description: Proposed replacement summerhouse, including alterations to ground level and new retaining wall.

Particular Site Constraints?	Yes ☒	No ☐
Policy DM12 – Heritage Assets Policy DM26 – Residential extensions and replacement dwellings in the countryside Policy BU7 – Residential extensions and replacement dwellings, Old Bursledon Special Policy Area Policy S5 – New development in the countryside Policy S8 – Historic Environment Character area appraisal BHH23 Old Bursledon Conservation Area Bats recorded in the area		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/27431/002/00	Construction of rear conservatory	Permit – 22/04/1999
F/05/53560	Erection of attached single garage at side	Permit – 23/05/2005
F/06/56124	Construction of attached single garage (amended design)	Permit – 08/03/2006
T/14/74446	Crown reduction of 1no. mimosa tree	Consent to tree works – 06/06/2014
NC/18/83519	Notification of intent: 1no. momossa tree, fell	Raise no objection – 08/08/2018

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No objection subject to informatives included within the decision notice.		
Heritage:	No Objection Given both the low-profile form of the proposed summerhouse and the existing surroundings of ancillary building and hedging, this proposal is not unreasonable and will not present an outstanding or unacceptable change to the setting of the Grade II* listed Church of St.Leonard's.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/12/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”)

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, S5 and S8; and Development Management policies DM1, DM2, DM11, DM14, DM12, DM26 and BU7.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal BHH23.

Character Area Appraisal Guidance

- Preserve the loose-knit character of the area by avoiding significant increases in floorspace and the obstruction of open public views.
- Maintain the character of the built environment in the use of form and materials.

Proposal:

This application seeks approval for the replacement of an existing summerhouse within the rear garden, together with associated alterations to ground levels and the construction of a new retaining wall. The proposed summerhouse will measure approximately 5.52m in width, 3.5m in depth, and 2.2m to the eaves & 2.8m to the ridge in height. The existing western retaining wall is proposed to be extended by 2.58m to the west to accommodate the increased width of the replacement structure.

Assessment:

Principle

While the site is within countryside where the types of development are restricted, Policy DM26 allows the extension of a permanent dwelling providing no additional residential properties are created. As such the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site lies within the countryside and Old Bursledon Conservation Area; it comprises a two-storey detached dwelling located mid-way along Church Lane in Bursledon. The property is set back from the road by way of paved driveway with the rear fully enclosed utilising fence and hedgerow boundary treatment. The surrounding area is residential in nature featuring different style house-types.

Character, Appearance and Conservation Area

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

In addition, Policy DM12 states that 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.

The proposed summerhouse is set away from the main dwelling - to the back of the rear garden. Due to the nature of the property, and positioning of the summerhouse, it will not be seen from the public realm.

Although the proposed summerhouse differs from the existing, its design will not have a negative impact on the conservation area or its integration with the host dwelling and the surrounding area. The development cannot be seen from the public realm, and the host dwelling, as well as neighbouring properties along Church Lane utilise white/light coloured render finishing on their properties, similar in colour to the proposed whitewashed effect cladding. Therefore, complying with policies S5, S8, DM12, BU7, Character Area Appraisal BHH23 guidance and the Botley Conservation Area.

The development would not be an overdevelopment of the site as sufficient amenity space would be retained, and residential parking standards met, therefore conforming with policies DM1, DM14, DM26.

Residential Amenity

Due to the detached nature of the property and the proposed siting of the summerhouse, it is unlikely that the development would result in harm to the surrounding neighbouring properties. The proposal seeks to replace an existing summerhouse already on site. While the proposed structure would increase in width by approximately 2.5 metres, it would only exceed the height of the existing structure by approximately 0.2 metres and would therefore not represent a significant increase in overall scale in terms of the neighbouring properties.

The properties most likely to be affected by the proposal are Sunshine Cottage and Crosstrees, on Station Road. However, given the sunken position of the summerhouse along the rear/side shared boundary lines, any impact is expected to be minimal. The existing outbuilding to the rear of Sunshine Cottage, together with the mature boundary treatment between the site and Crosstrees, will provide effective screening and prevent any adverse effects on these neighbouring properties.

The remaining neighbouring property, Charlton, Church Lane, is unlikely to be affected due to the significant separation distance between the property and the proposed structure, as well as strong screening from the brick wall and dense foliage boundary treatment.

Overall, due to the development's location within the rear garden, its sunken siting, and the modest increase in height, the proposal is not expected to result in any significant harm to the residential amenity of neighbouring properties. To safeguard the amenity of the surrounding area, a condition will be attached to the decision notice to ensure the summerhouse remains ancillary to the main dwelling.

The development accords with policy DM1 and 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.

Ecology

Due to records of great crested newts, bats, stag beetles and hedgehogs in the area, our ecology team were consulted as part of this application. After reviewing the site, they have concluded no objection to the proposal subject to the following informatives being included within the decision notice.

- 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-abat-during-works>.

- A precautionary working method must be used to prevent harm to wildlife that could be using this site.
It should include:
 - All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
 - Any excavations must be covered at night or be fitted with a small animal escape ramp
 - No fires can be lit on site.
 - Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
 - Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.
- Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. Planting flowers for pollinators may be appropriate in this garden. A range of flowering plants should be selected to provide a long flowering season, including plants that flower in the spring, summer and autumn. If it is not possible to add them to the garden, flowering plants in pots can be used.

Heritage

As this property lies within Old Bursledon Conservation Area, the Council's heritage officer was consulted. After a review of the site and plans, he concluded no objection to the proposal and provided the below comments.

- **Context.** This property fronts the northern boundary of the north-eastern quadrant of the Old Bursledon Conservation Area in Zone 3. This house is the easternmost one of five along this stretch of Church Lane. The nearest listed buildings are St. Leonard's Church approximately 100m west-south-west of the site and Upcott some 175m south, both of which are similarly on high ground with a valley in between. In the intervening lower ground to the north of Upcott are three unlisted cottages that are considered to make a positive contribution to the conservation area, these being The Cottage, Bailey Cottage and Railway Cottage. The boundary of the conservation area was extended in the 2012 revision to include the triangle of Church Road, Station Road and the church in order to provide protection to the eastern setting of the church.
- **The Proposal.** The scheme is to replace an existing summerhouse that has a pyramidal roof and of approximately 4m.sq. area at the bottom of the garden, with one two and a half times the size and similar height but with a mono-pitch roof so presenting a longer ridge line. It would have been more helpful if the drawing had shown the proposal in the same context as the existing with the structure relative to the associated hedging and adjacent structure.
It would seem that the new ridge height will be a similar height to the existing Laurel hedge to its right so should read as a continuation of that line. As the new structure is behind the outbuilding of Sunshine Cottage to the south, it should make no difference to those occupants and only the higher part might be visible to Cross Trees to the east and at the bottom of their garden behind another Laurel hedge which could be adjusted to mask it if felt necessary.
- **Conclusion.** Given both the low-profile form of the proposed summerhouse and the existing surroundings of ancillary building and hedging, this proposal is not

unreasonable and will not present an outstanding or unacceptable change to the setting of the Grade II* listed Church of St. Leonard's. No objection.

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; (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: This application is recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐