

DELEGATED OFFICER REPORT

Application Ref: H/25/100451

Site Address: HILLCROFT, LONG LANE, BURSLEDON, SOUTHAMPTON, SO31 8BZ

Case Officer: Katie Lasham

Description: Demolition of existing decking with replacement decking and erection of a rear balcony with brick piers and installation of additional external steps. Extension to existing rear dormer.

Particular Site Constraints?	Yes ☒	No ☐
- Located just outside of Old Bursledon Conservation Area. - Located within proximity of Locally Listed Buildings Bursledon Hall and East View.		

Planning History?	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Ecology	The site has records of great crested newts, bats and hedgehogs. The ecology officer therefore requested photos of the site to determine if the proposal is impacted by potential gaps or openings. The ecology officer reviewed the submitted photos and did not find any potential bat roost features. Two informative notes have been requested; one for a biodiversity net gain to be provided and one to notify the applicant that if bats are found, works should cease immediately and Natural England must be informed.		

Site Visit:	Yes ☒	No ☐
Details: 18/12/2025		

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, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Summary of site and proposal</u> The application site is located on Long Lane, Bursledon in an area comprising a mix of uses, including residential dwellings, a village hall to the west of the site and a recreation ground and pavilion immediately opposite the site. Residential dwellings on this part of Long Lane are set well back from the roadside and due to the land levels dwellings are set well down from the roadside. Ridge lines of dwellings step downwards to the east in line with the land levels lowering to the east. Dwellings are mixed in their architectural style but are of a similar scale and due to such steep land levels to the rear of the application site and the dwellings immediately adjacent it, gardens are tiered to make useable garden spaces.

Hillcroft is a detached chalet bungalow and benefits from an existing lower ground decking area, with the garden stepping down in line with land levels. An existing dormer is located to the rear elevation and parking is set to the front of the site nearer the roadside. An existing external staircase is located to the east side of the property that allows access down to the rear of the property.

The application proposes an extension to the existing rear dormer, demolition of the existing decking to be replaced with a new decking and a proposed balcony immediately above the proposed lower decking, supported by brick columns as well as an additional external staircase to the east side of the property creating external access up to the balcony.

Principle of development

The development is within the urban edge where the principle of development is acceptable and as such complies with policy DM1 from the 2016-2036 local plan.

Character and appearance of the area

Policy DM1 of the Local Plan requires all development to respect and where possible enhance the character and appearance of the area, taking full account of mass, scale, materials, layout, density, design and siting both in itself and in relation to adjoining buildings, spaces and views.

The proposed external staircase leading up to the balcony is not prominently visible from view, primarily due to the setback location of the dwelling and the land levels which are set well down from the public highway and public footpath. The staircase does not extend above the ground floor level when viewed from the street scene and as such there is no material harm created on the character of the area by this new external staircase.

The removal of the existing decking that spans the full length of the dwelling is to be replaced with a decking area that is set well in from the west side building line and is to be set further down in level, reducing the number of steps needed to reach the decking area from the garden below. A balcony is proposed to be located directly above this decking area which is to be supported by three brick columns. Materials include red facing brick columns supporting brown treated saw timber for the flooring and timber slatted balustrades. Whilst the balcony to be supported by columns is fairly substantial in its structure, it is set to the rear elevation of the property and will not be visible from the street scene ensuring visual amenity of the area is safeguarded.

The scale of the dormer is appropriate for this roof, whereby it is set up from the eaves line and down from the ridge line and comprises a pitch roof. Whilst the roof form or pitch of the dormer does not assimilate with the existing roof form, is not prominently visible from the street scene and as such does not create significant harm to the surrounding area. The materials to the dormer comprise red vertical tiles hanging underneath brown interlocking concrete roof tiles and as such will assimilate appropriately with the host dwelling.

Overall, all proposed alterations are considered acceptable and will not create any undue harm on the character and appearance of the area, and the setting of the conservation area or locally listed buildings with the design of the dormer, external steps, decking and balcony being well suited to the host dwelling in terms of its form, scale and appearance, in accordance with the aims of Policy DM1 and DM12 of the Local Plan and the guidance set out in the Quality Places SPD.

Impact on residential amenity

There are many dwellings in the vicinity of the site; the three identified below are in closest proximity to the dwelling and are each assessed in turn.

Brambles

This dwelling is located to the east of Hillcroft and is set at a slightly lower land level than the application site due to the land sloping downwards to the north and east. Brambles comprises an existing balcony to the rear elevation, but the edge of the neighbouring balcony is set over 6.5 metres away from the side boundary line of Hillcroft.

The proposed balcony and new external steps are to extend to the edge of the side curtilage of Brambles with no separation distance provided and proposes slatted balustrades measuring 1.1m in height. The proposed balcony would afford direct views onto the neighbouring balcony with minimal screening with the application site set higher in land levels than Brambles. A pre-commencement condition has been added for the applicant to provide plans to show a suitable privacy screen to the east side balustrade to ensure that the privacy of this neighbour is maintained to ensure no unduly harmful overlooking is created.

With the addition of the privacy screen measuring at least 1.8metres in height, the balcony and external staircase are acceptable to ensure residential amenity is preserved. A proposed 1.8m privacy screen would not be overbearing on this neighbouring dwelling due to the separation distance between the proposed balustrading and the neighbouring balcony.

Inglenook

This dwelling is located to the west of the application site with the rear building line of Inglenook set back from the rear building line of Hillcroft. The proposed balcony is set a minimum of 4.7m from the side boundary facing onto Inglenook. With sufficient separation distances from the balcony to the side boundary and the existing timber boundary treatment, there is not considered to be any harmful loss of privacy, perceived loss of privacy or overlooking afforded onto this neighbour that would make the development unacceptable.

35 Redcroft Lane

This neighbouring dwelling is located to the rear of the application site and due to land levels is set at a much lower level. The proposed balcony will create additional outdoor amenity space nearer to this dwelling however a distance of 15m is retained between the farthest point of the balcony and the rear boundary line and a minimum distance of 26.5m between the edge of balcony and the dwelling of no.35 Redcroft Lane. Due to distances between the two properties, residential amenity of this neighbour is preserved, and no harmful overlooking is created.

Overall, with the addition of a suitably worded pre-commencement condition for the applicant to submit and have approved a 1.8m privacy screen to the northeast elevation of the balcony, the proposal safeguards residential amenity of adjoining neighbours in accordance with Policy DM1 of the Local Plan and the aims of the Quality Places SPD.

Impact on trees

There will be no adverse impact upon trees or other natural features worthy of retention in accordance with the aims of Policy DM11 of the Local Plan.

Impact on ecology

The site has records of great crested newts, bats and hedgehogs. Photos of the site were provided by the applicant; the ecologist reviewed the submitted photos and did not find any potential bat roost features, ensuring the scheme is in accordance with Policy DM11 of the Local Plan. 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...