



Bursledon, Hamble-le-Rice and Hound Local Area Committee

29th January 2026





Planning Guidelines



How Proposals are Determined

- Proposal must be considered on planning grounds.
- The Committee must determine proposals **in line with Development Plan, unless material considerations indicate otherwise.**

Development Plan –

- Eastleigh Borough Local Plan 2016-2036, Adopted April 2022
- Hampshire Minerals and Waste Plan (if relevant).



Relevant Considerations

- Adopted Supplementary Planning Documents relating to matters such as Quality Places, Residential Parking Standards and Planning Obligations.
- Relevant Government Policy including the National Planning Policy Framework and its presumption in favour of sustainable development.
- Planning (Listed Buildings and Conservation Areas) Act 1990 for developments affecting heritage assets.
- National Planning Policy Framework (Dec 2024) is a material consideration of significant weight that takes precedence over Development Plan policies which do not accord with NPPF.



NPPF (Dec 2024)

- NPPF Key Planning Requirements:
 - Deliver sustainable development without delay;
 - Meet housing needs & significantly boost delivery of housing;
 - Promote growth of economy;
 - Require high standard of design;
 - Prevent or mitigate impacts.
- Includes a “presumption in favour of sustainable development” unless adverse impacts outweigh benefits.
- 3 threads of sustainability – economic, social and environmental - are interdependent and need to be pursued in mutually supportive ways.



Other Material Considerations

- Planning history / previous applications or decisions;
- Appeal decisions;
- Site specific matters – highway matters, residential amenity, visual amenity, ecology, drainage, trees;
- Consultee and 3rd party comments;
- Precedent (current case law);



Non-Planning Issues

- Moral, racial or religious views;
- Devalued property;
- Loss of private view;
- Breach of covenant;
- Matters covered by other laws or legislation e.g. building regulations, alcohol licence, environmental permits, care uses etc;
- Personal views about the character of applicants;
- Civil matters, e.g. boundary disputes.



Decision Making

- Decisions made contrary to the recommendation must be explained and minuted, with clear reasons given – approval or refusal
- Option to defer, to seek amendments or further information – committee must indicate what these are
- Option to add further controls on use and details required if reasonable in planning terms





Agenda Item 8 – H/25/100267

48-52 GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FE

Proposed vehicular access from Grange Road for existing dwellings
48, 50 & 52 Grange Road, together with gates and piers.



Site Context

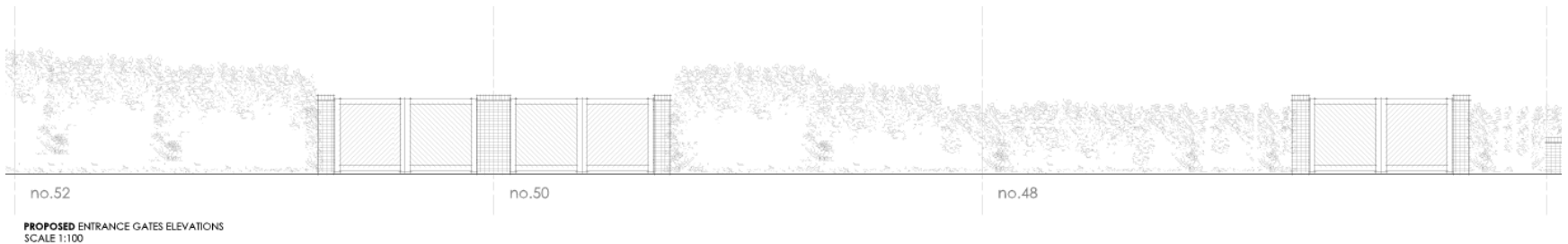
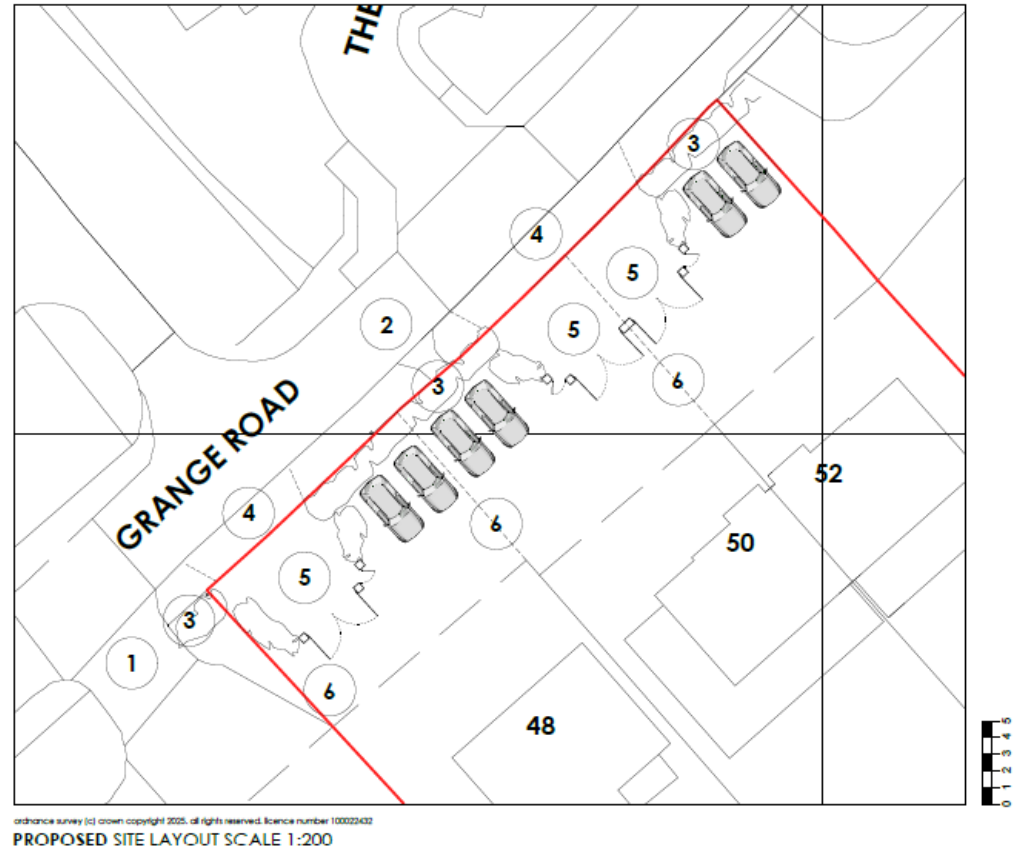
- Within the urban edge.
- Part of 6no. properties which share a single access from Grange Road.
- Planning permission for the same proposal refused under H/25/99756 (Sept 2025).
- Two sections of hedgerow have since been removed without the need for tree or planning consents.

Note: Proposals should be assessed based on existing site circumstances.



Proposals

- Installation of 2no. dropped kerbs providing individual accesses for no.'s 48, 50 & 52 Grange Rd.
- Construction of brick piers, timber vehicular and pedestrian gates for each dwelling.
- Additional planting proposed between existing hedgerow and proposed piers.



Site Photos

No.'s 50 & 52 Grange Rd.

No. 48 Grange Rd.



Approach from North of Grange Rd.



Site Photos

Existing shared access for
no.'s 44-52 Grange Rd.



Approach from South of Grange Rd.



Conclusion

Accords with Policies DM1, DM11, DM13 and DM14:

- **Impact on highway safety and parking:**
 - Adequate sightlines can be achieved and gates are sufficiently set-back.
 - No elevated risk to highway / pedestrian safety.
 - Potential benefits in reducing conflict at the existing shared access and discouraging parking in front of application site.
- **Impact on character, appearance and nature conservation:**
 - Surrounding frontages are fairly mixed and retain some green character.
 - Accesses, brick piers and timber gates would sit comfortably within the locality.
 - A condition has been recommended requiring details of additional planting and biodiversity enhancements.

Recommendation – **Permit (subject to conditions)**

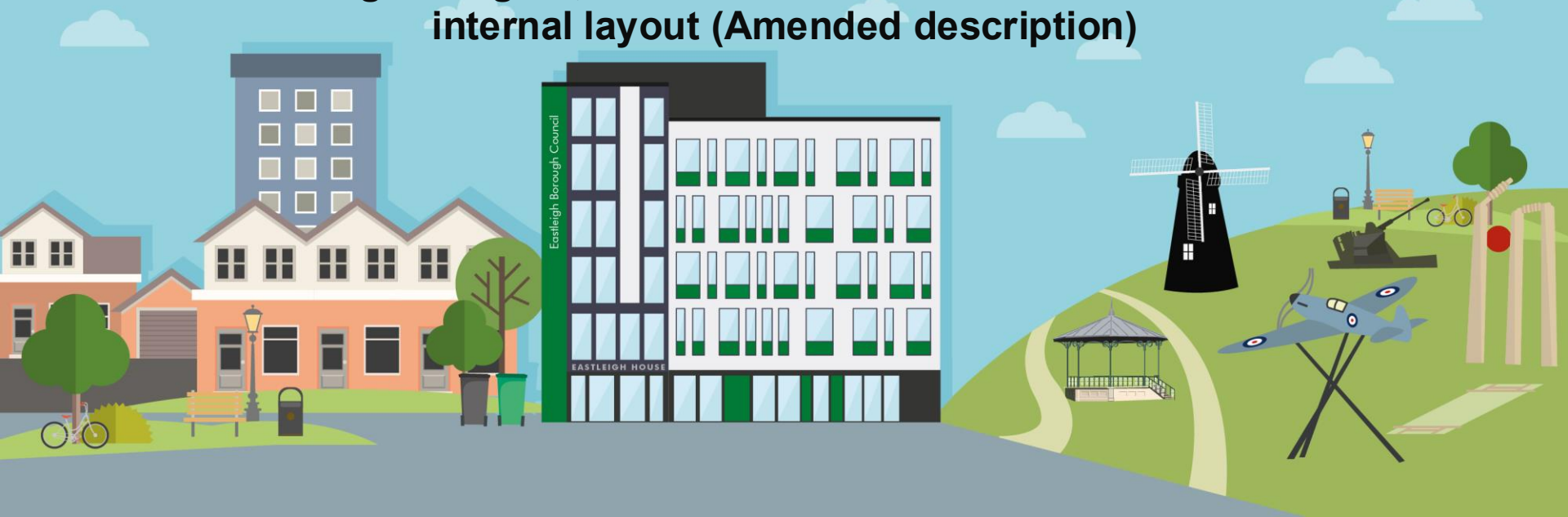




Agenda Item 9 – H/25/100201

Cherry Court, Salterns Lane, Bursledon,
Southampton, SO31 8DH

Erection of a single-storey rear extension and a first-floor front extension, demolition and replacement of the existing garage with a pitched roof and modest forward projection, removal of the existing chimney, installation of front-facing rooflights, and associated alterations to fenestration and internal layout (Amended description)



Site Context



Background

- Previous proposal (F/24/97376):
Replacement dwelling – Dismissed at Appeal
- Current proposal (H/25/100201):
Extensions to existing dwelling only. The overall height and general form of the dwelling remain largely unchanged



1st element – Front first-floor infill extension

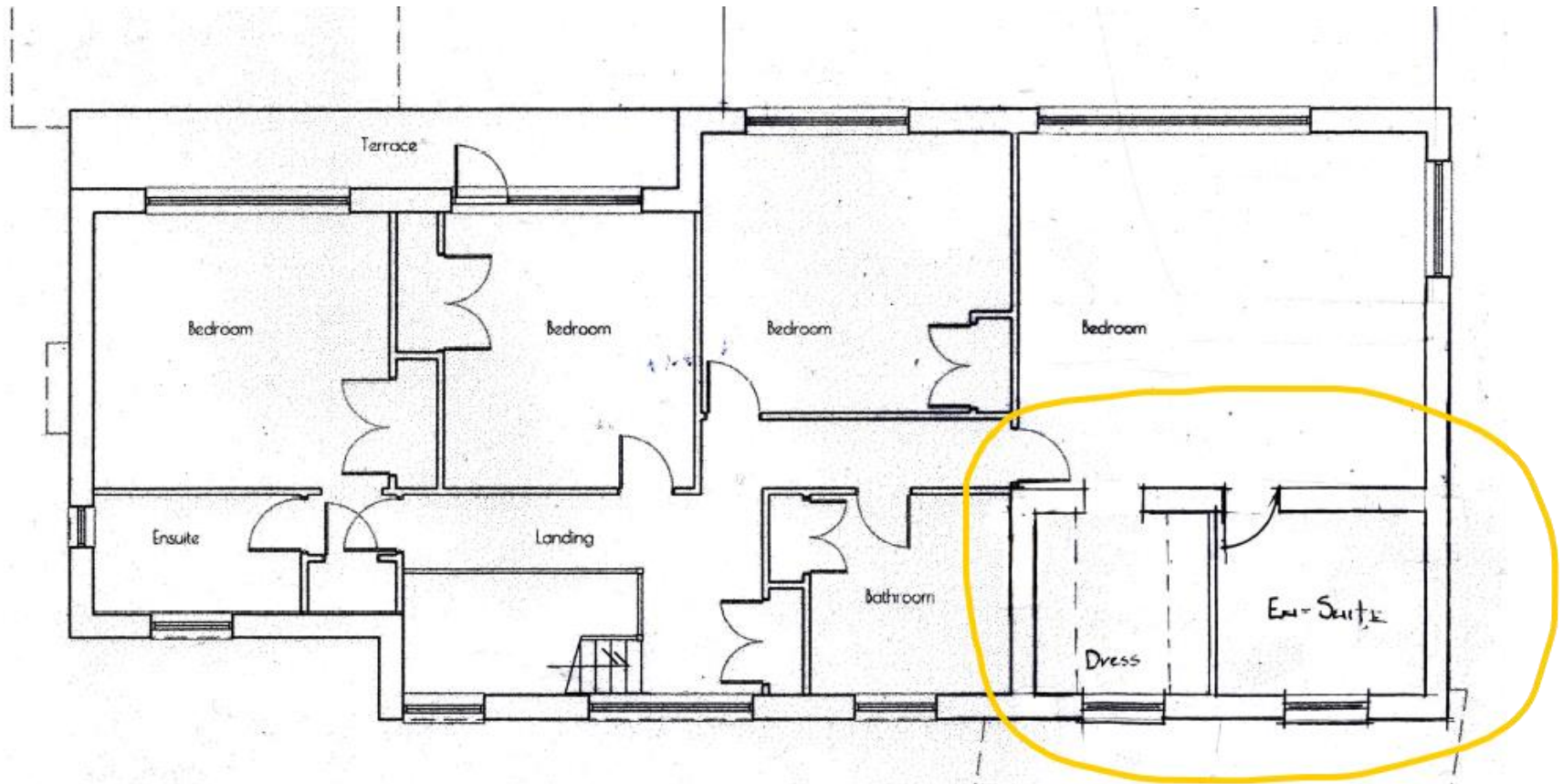
Existing chimney will be removed. No replacement chimney or external flue being proposed



Location of the first-floor front extension



1st element – Front first-floor infill extension



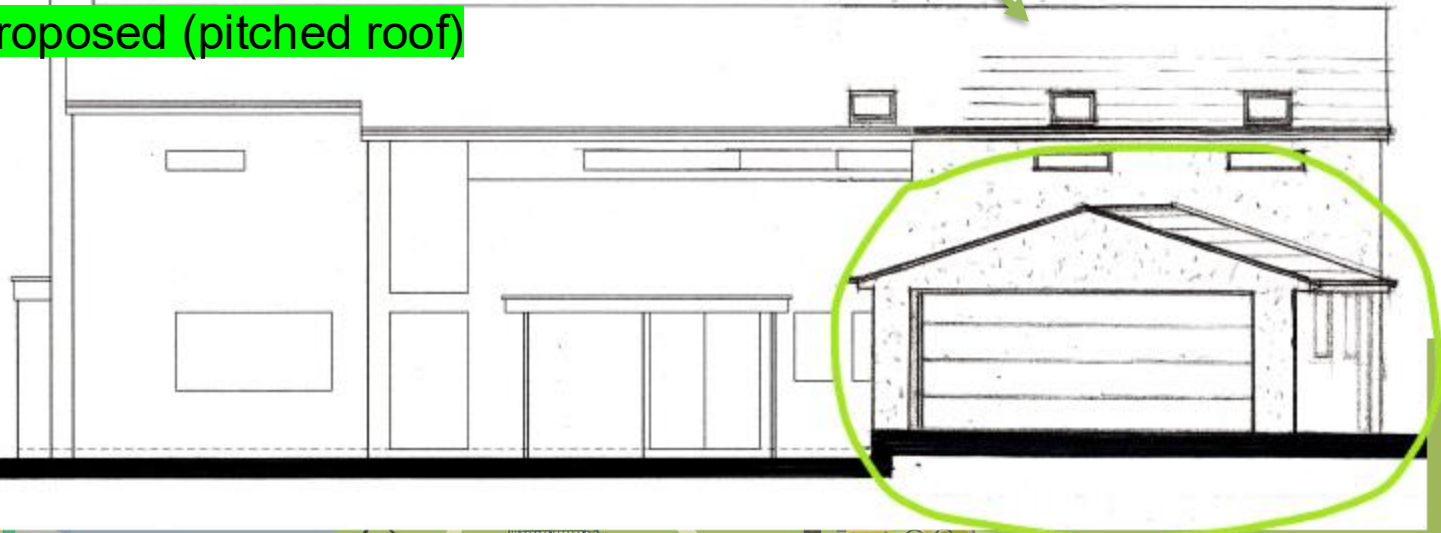
First Floor Plan

2nd element – Garage replacement

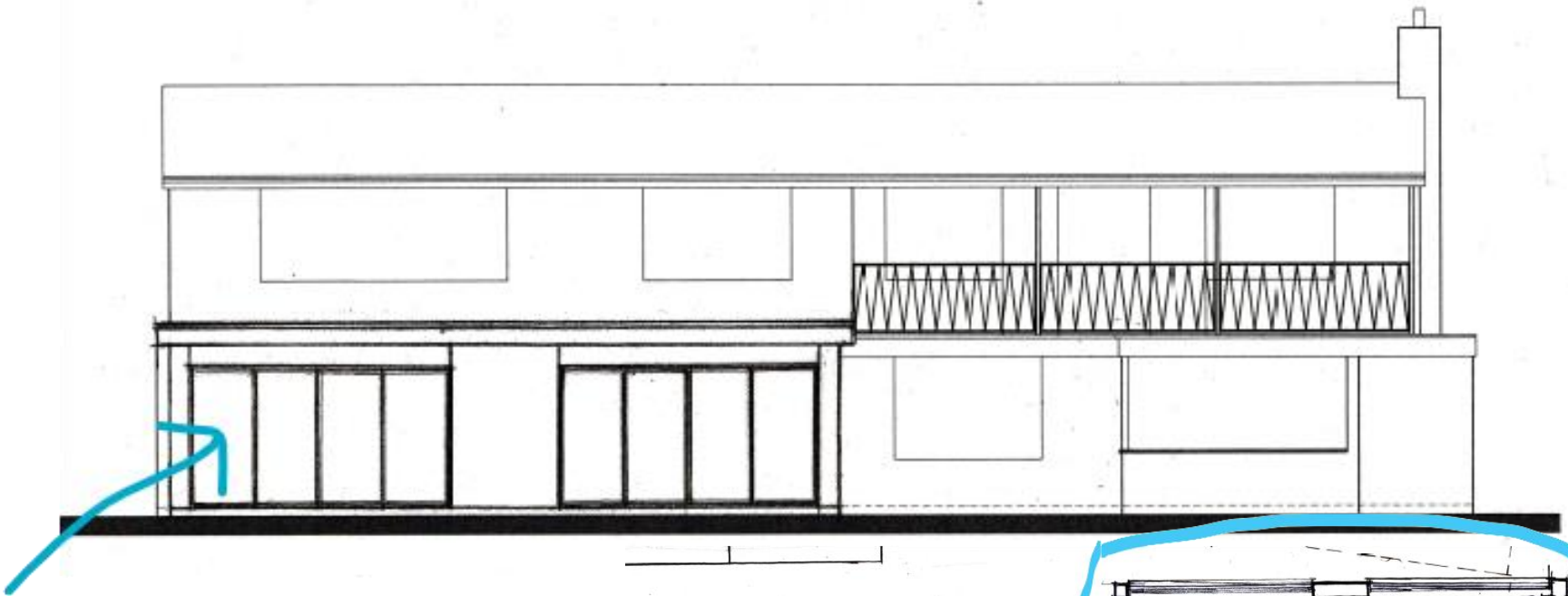
Existing (flat-roofed)



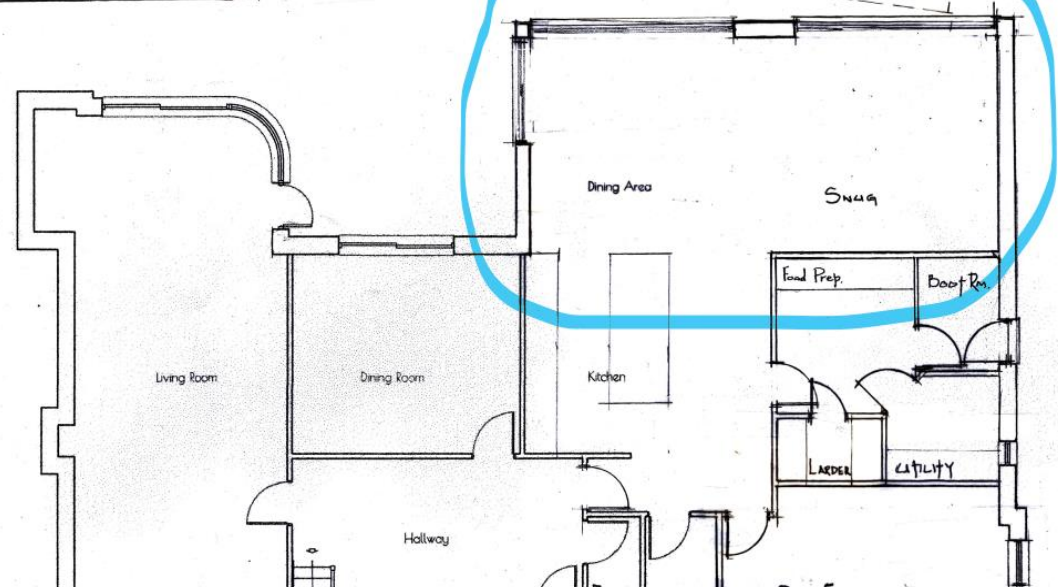
Proposed (pitched roof)



3rd element – Single storey rear extension

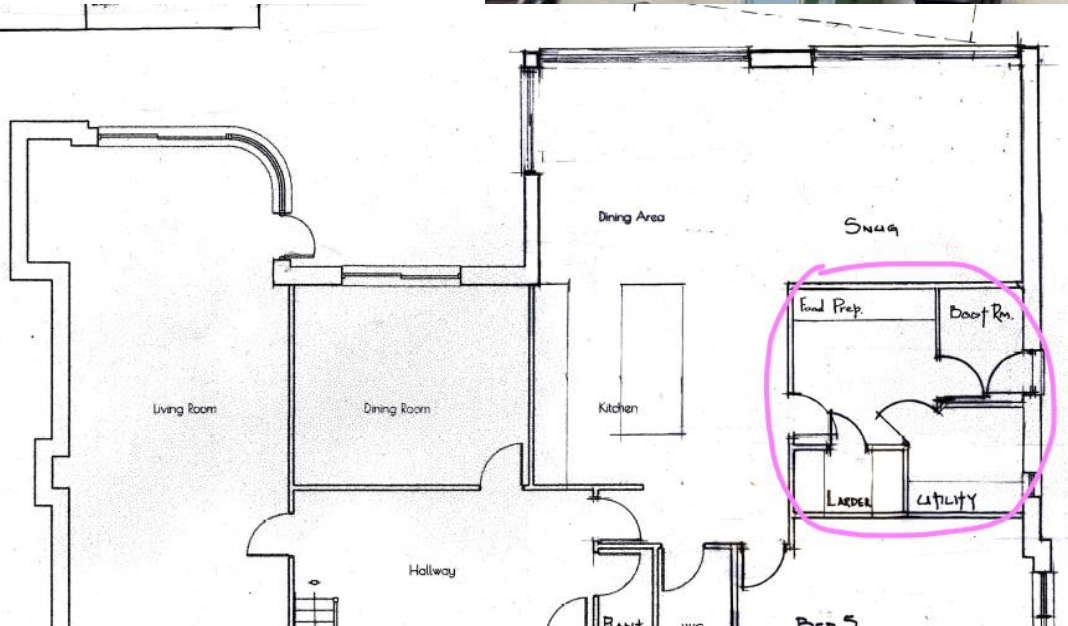


- Single-storey, flat-roof
- Provide an open-plan kitchen, dining area and snug



Other work – infill area

Enclosing existing built form rather than introducing a new extension or materially extending the footprint of the dwelling



Minor External Alterations and Materials

- Alterations to windows and doors
- Front-facing rooflights



- Materials to match the existing dwelling



Assessment: Design, Heritage and Conservation Area

- Retains existing dwelling and works with its established form
- **First-floor front extension:** Creates a more consistent building line
- **Replacement garage:** Pitched roof that sits comfortably alongside the main house
- **Rear extension:** Largely screened from public views
- Built Heritage Consultant – no objection (in keeping with the character of the dwelling and the conservation area; does not materially affect views towards the river)



Assessment: Scale and Policy BU7

- **Policy BU7** – 25% volume limit in Old Bursledon
- Conservation area designated in **1982**
- **Existing dwelling forms baseline** (the house was extended in the early 1970s, no enlargement since 1982)
- Approx. **13% increase** in volume



Amenity & Other Matters

- **No unacceptable impact on neighbours** due to modest scale of the extensions, the existing boundary treatment, and the separation distances to neighbouring properties
- **No technical objections** (subject to conditions)
- **Parking provision remains acceptable**



Recommendation

Permit subject to conditions





Agenda Item 10 – A/25/100181

Beaufort House, Hamble Lane, Bursledon,
Southampton, SO31 8BR

**Installation of one externally illuminated LED
advertisement**

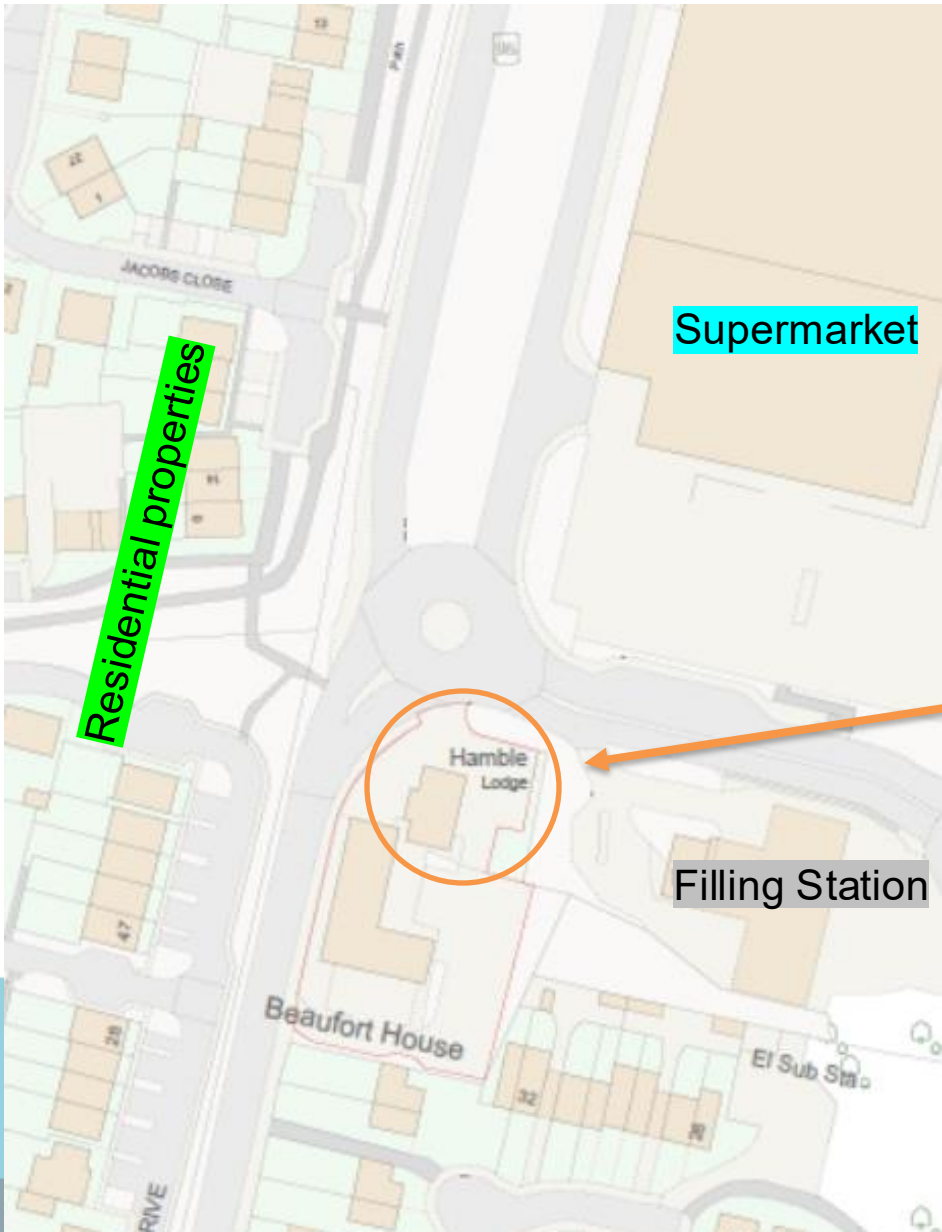


Updates – Condition 4

- **Original:** Prior to the display of the approved digital sign, any other advertisement signage on the same elevation shall be removed, unless otherwise agreed in writing by the Local Planning Authority.
- **Amended:** Prior to the display of the approved digital advertisement, all other advertisement signage affixed to that elevation, excluding that which identifies the building and business on site shall be removed, unless otherwise agreed in writing by the Local Planning Authority.



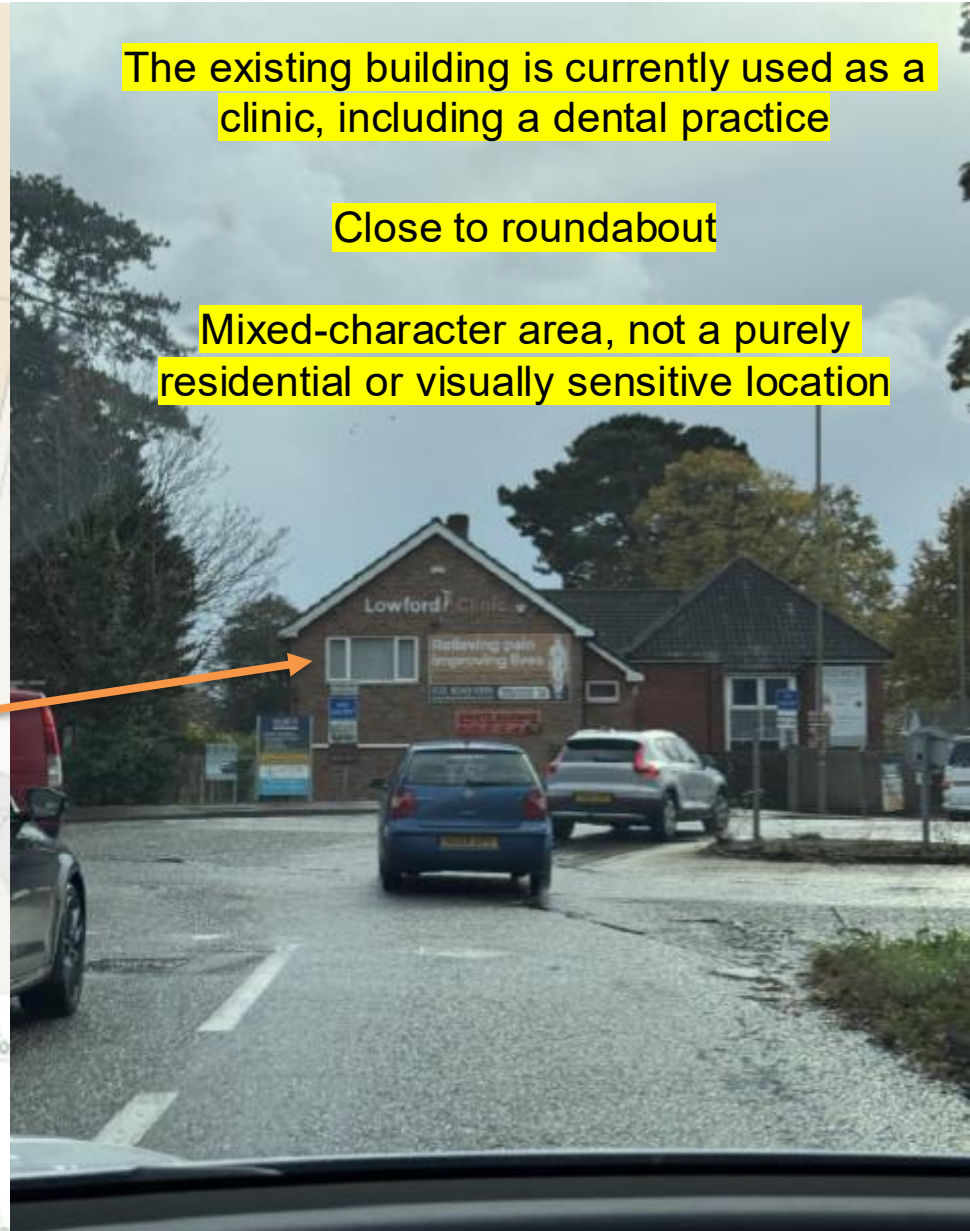
Site context and surroundings



The existing building is currently used as a clinic, including a dental practice

Close to roundabout

Mixed-character area, not a purely residential or visually sensitive location



The Proposal (Location & Size)

Existing



Proposed



HEIGHT FROM
GROUND LEVEL
4355 MM



The Proposal (Display & Operation)

- **Static images** only (no video, animation or moving content)
- Only display material relating to **businessess operating from the site**
- Each image would remain on screen for a minimum of **10 seconds**
- **Instant change** between images (no animation, scrolling, fading, or transitional effects)
- Brightness: **5,000 cd/m²** during daylight hours, and **1,000 cd/m²** at night
- Automatically dim using an **ambient light sensor**
- Hour of operation: **07:00 to 22:00**



Assessment: Highway safety

- Highway safety has been the **key consideration** in this case
- HCC Highways: **no objection** subject to strict conditions
- **Conditions 3 and 5** including controls over brightness, restriction to static images only and limits on hours of operation
- **Condition 6** provides the Council with a clear mechanism to respond if issues arise in practice



Assessment – Amenity & Other Matters

- Mixed-character area: There is already a range of commercial uses and existing signage – **not appear out of character**
- Replace existing signage and would be **smaller in scale**
- Located away from residential properties and is not directly facing them. **No unacceptable residential amenity impacts are identified**
- **Night-time brightness limit + restricted hours of operation**
- Concerns about cumulative signage have been addressed by **Condition 4**
- **Not considered to set a precedent**



Overall Conclusion

- A highly controlled form of advertisement in a mixed-character location
- No objection from Highways
- Conditions in place to address amenity and highway safety



Recommendation

Consent To The Advert Display (subject to conditions)





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