

DELEGATED OFFICER REPORT

Application Ref: L/22/93330

Site Address: Stoneham Rectory, Stoneham Lane, Eastleigh, SO50 9NW

Case Officer: Summer Sharpe

Description: Reinstatement of Historic Window Openings to eastern Elevation.

Particular Site Constraints?	Yes ☒	No ☐
- Listed Building (Grade II) - Countryside - Surface Water Flooding - Airport Safeguarding Zones - Solent Mitigation & Disturbance Zone - Tree Preservation Order (55-H)		

Planning History?	Yes ☒	No ☐
Application No.	Proposal	Decision
F/21/90856 & L/21/91003	Construction of single storey extension to provide new reception area to Stoneham Place and removal of existing glazed link to The Old Rectory, with associated elevational alterations	Permitted & Listed Building Consent Granted (August 2021)
F/12/71694 & L/12/71693	Construction of new freestanding data centre within existing car park and reconfiguration of car parking spaces.	Permitted & Listed Building Consent Granted (December 2012)
F/12/71659 & L/12/71660	Installation of 6no. 6m high lighting columns.	Permitted & Listed Building Consent Granted (December 2012)
F/11/69755	Construction of new freestanding data centre within existing car park and reconfiguration of car parking spaces.	Withdrawn
F/06/57507	Patio area and external door.	Permitted (September 2006)

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	1no. No objection.		
Parish Council:	None received.		
EBC Conservation Officer:	This application is to replace the original windows that are currently missing, on the eastern elevation... The detail provided shows that the proposed new windows will be a close match if not identical to the originals, apart from the narrower two being narrower, which will restore the symmetry of this east elevation while referencing the building having been linked to another for a while. This work is most welcome, restoring what is now the approach elevation to the building, to it's virtually original state which will enhance both the building, the room inside and the setting on this eastern side. No objection.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance

Development Plan:Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S8 (Historic environment), DM1 (General development), DM11 (Nature Conservation), and DM12 (Heritage Assets).

Supplementary Planning Documents**Site Visit**Yes ☐No ☒

Photographs have been provided as part of this submission.

Assessment:Site & Surroundings

The application site is located to the west of Stoneham Lane, to the immediate south of the access road. The site is a Grade II Listed Building, according to Historic England, their listing description is as follows:

C1800. 2 storeys. Entrance (west) front of 3 windows (omitted east side 1st floor). Low pitched hipped slate roof, with wide eaves on brackets. Yellow brickwork in Flemish Bond, flat arches. Hardwood sashes in reveals. Good doorcase with open pediment on plain but full order, 3/4 columns, fanlight in semi-circular doorway. South front has 1.3.1 windows, with central projecting bow, having ground floor French windows. Short northern wings of lesser height.

The wider surroundings fall within designated countryside. Stoneham Place is located to the east of the application site, adjoined by a newer link, and Stoneham Gate is located to the north.

Proposal

The application proposes to reinstate 3no. windows on the eastern elevation of Stoneham Rectory. The proposed windows would be single glazed white timber sash. (Following the removal of the glazed link).

Impact upon Heritage Assets

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the surrounding areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting. Policy DM12 stipulates that development of a heritage asset would only be permitted where the proposals do not harm or detract from the significance or special interest of the asset.

Section 16 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990, which states that "In considering whether to grant listed building consent for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The application seeks to reinstate 3no. windows on the eastern elevation of the building. The proposed windows would be single glazed white timber sash and would reflect the design and appearance of the existing windows. The Council's Conservation Officer noted that *the detail provided shows that the proposed new windows will be a close match if not identical to the originals, apart from the narrower two being narrower, which will restore*

the symmetry of this east elevation while referencing the building having been linked to another for a while.

Due to the proposed glazing, style, means of aperture, appearance and materials, the proposals are considered to closely reflect the existing windows, reinstating the building to its former/ original state. As a result, the proposals are considered to preserve the listed building. The proposals are therefore not considered to result in harm to the listed building, thus would not engage Paragraphs 199-203 of the NPPF.

In the consideration of this case special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses has been given. Based on the above assessment, it is considered the proposal complies with the Development Plan and there are no material considerations that indicated otherwise therefore, subject to conditions permission should be granted.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 by 2025; (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 and development plan 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 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐