

DELEGATED OFFICER REPORT

Application Ref: H/22/94423

Site Address: 148 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DS

Case Officer: Rachael Morris

Description: Single storey rear extension and associated internal alterations. Removal of slate-hung cladding. Replacement of front porch. Alterations to fenestration.

Particular Site Constraints?	Yes ☒	No ☐
- Listed building - Within the urban edge - Adjacent to tree preservation order area		

Planning History?	Yes ☒	No ☐
- L/22/92942 - Listed Building Consent for retention of emergency repairs to storm damaged roof carried out in December 2021 – Grant listed building consent – Aug 2022 - L/22/94321 - Demolition and rebuilding to same size/footprint of outbuilding within grounds of listed house - Not yet determined - L/22/94440 - Single storey rear extension and associated internal alterations. Removal of slate-hung cladding. Replacement of front porch. Alterations to fenestration – Not yet determined - L/23/94528 - Replace existing plastic guttering with heritage guttering – Pending validation		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		
Tree Officer:	We have no issues with the proposal relating to the main dwelling.		
Ecology:	<u>Bats</u> This building has been confirmed as a small day roost for soprano pipistrelle bats, which were recorded emerging from under hanging tiles on two occasions. A European Protected Species Licence will be required. This can only be applied for after planning permission has been granted. The removal of hanging tiles and any other ecologically sensitive features will be done under the supervision of a bat licensed ecologist. Mitigation will also include a bat box to be installed on a mature tree in the garden (in case any bats are found during the tile removal) and two interlocking bat tubes installed in the wall of the renovated building to compensate for loss of the soprano pipistrelle day roost. The bat box in the garden will be retained as biodiversity enhancement. <u>Breeding birds</u> The house has potential to support nesting birds. Although no evidence of nesting birds was found during the preliminary ecological assessment (PEA), the openings in the building could allow birds to enter and build a nest inside. The PEA report recommends that if works are likely to take place within the nesting bird season (March-August inclusive) that care is taken to ensure that no birds' nests are present prior to works. In the event that bird nests are discovered it would be necessary to contact a suitably qualified ecologist for advice. Destruction of any areas with nesting bird potential must be done either outside of nesting bird season (March-August inclusive) or after a pre-works check by a suitably qualified ecologist. <u>Reptiles and Amphibians</u>		

	The areas within the footprints of the extension and surrounding the house have the potential to support reptiles and amphibians such as slow worms and toads, and slow worms have been observed in the garden by the applicants. Any demolition and construction works must follow the precautionary working method for herptiles. This includes clearance of habitats only during the active season (mid-March through October under suitable temperatures) and under ecological supervision. <u>Biodiversity enhancements</u> Biodiversity enhancements are required. In addition to the enhancements already being implemented by the applicants, the report recommends planting additional native fruiting shrubs and installing integrated or external bird boxes especially swift nest boxes and/or sparrow terraces under the eaves of the house. Night flowering scented plants are important to attract insects such as moths as food for bats. Further information can be found at https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
Built Heritage Consultant:	The scheme will tidy up the existing building and the extension to the rear mask the entirely inappropriate ground floor apertures that have appeared over the years. The flash gap of the new extension adjacent to the existing building, while shown dark as requested is not annotated as to the treatment which should be added to the drawing. The back surface only of this requires a dark treatment. The removal of the slate hanging to the rear and side elevations, added with the best intentions to reduce water penetration no doubt, will enhance the appearance of the building but sounds as if it may well reveal some other nasties to be corrected. Replacement of the front porch will restore the frontal appearance and enhance its presence no end to give it the status it deserves once again. Provided a note is added to the drawing regarding the dark treatment to the back of the flash-gap between old and new at the rear, no objection.

Site Visit:	Yes ☒	No ☐
Details: 13/12/2022		

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:
The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

Principle and setting

- The development is within the urban edge where the principle of development is acceptable.
- This heritage asset is situated at the top of Church Road well away from the northern most tip of the Bishopstoke Conservation Area within a row of other dwellings. The nearest other listed building is Stoke Lodge down a long drive on the other side of the road.
- The official listing of the property is “Circa 1830. Two storeys, 3 windows. Red tile-hipped roof, walling in brickwork, blue headers red dressings; eaves plain band, rubbed flat arches, quoins. Sashes in reveals. Later 'trellis' porch”.

Design, layout and impact on the listed building

- The development is within the urban edge where the principle of development is acceptable.
- The design of the single storey rear extension, removal of slate-hung cladding, replacement of front porch and alterations to fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The development accords with 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.
- The design and layout respects the character and appearance of the locality.
- The proposed rear extension is a modest addition and is separated by a recessed linking corridor feature which will help to retain the existing character of the main listed dwelling. The dark cladding to the linking corridor will also help to reduce the impact of this feature.
- The proposed removal of the hanging slate will be an improvement to the dwelling in which this reduces its original character of walled brickwork, with no mention of slate in the original listing.
- The proposed replacement of the front porch will restore the frontal appearance and enhance its presence.

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 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, 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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...