

DELEGATED OFFICER REPORT

Application Ref: L/22/94321

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

Case Officer: Rachael Morris

Description: Demolition and rebuilding to same size/footprint of outbuilding within grounds of listed house

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 - H/22/94423 - Single storey rear extension and associated internal alterations. Removal of slate-hung cladding. Replacement of front porch. Alterations to fenestration – Permit - Feb 2023 - L/22/94440 - Single storey rear extension and associated internal alterations. Removal of slate-hung cladding. Replacement of front porch. Alterations to fenestration – Grant listed building consent – Feb 2023 - L/23/94528 - Replace existing plastic guttering with heritage guttering – Not yet determined		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Ecology:	Informatives have been provided.		
Tree Officer:	The structural report states that new foundations will be required, we are inclined to ask for a Tree Protection Plan. As no arboricultural information has been provided, it is not possible to fully assess the impact. However, it is clear that the outbuilding demolition/construction would not result in primary impacts (tree removal) but there is an unknown regarding secondary impacts (construction access, etc. impacting root systems). Therefore, a simple tree protection plan can detail the protection of Root Protect Areas or demonstrate that no such protection is required.		
Built Heritage Consultant:	The garage building some way down the site to the rear is in a poor structural condition and while not impossible to repair, would be an expensive option for a structure of only minor significance to the main house. Most probably built to house a relatively early motor car as there is an inspection pit, (even to the 1960's cars had to have numerous joints greased every 500 or 1000 miles) so the occupant was somewhat ahead of the game in having a car, as the majority in those days and earlier did not. In this context the most important factor is to maintain the external appearance as part of the setting of the house and its social history. To this end the roof lights should be of a conservation type and set with the glass pane level with the finished roof surface. While I see the use of the main space is as a studio rather than a garage, if there is no other overriding reason, I would suggest the cloakroom is placed parallel to the east wall, which would allow the		

	space to still be used as a garage in future should there be a change of intention or even ownership. Provided conservation type roof lights are used and set as detailed above, no objection.
Historic England:	On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals. Legislation Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: "In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... 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."
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Assessment: The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that: <u>Principle and setting</u> • 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. <u>Design, layout and impact on the listed building</u> • This outbuilding does not require separate planning permission as it is considered permitted development; only requiring listed building consent. • The demolition and rebuild of the same size/footprint of the outbuilding 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 proposed outbuilding is set some distance (approx. 24m) from the main house and so has limited impact on the listed building. In the outbuilding's current state, the outbuilding reduces the overall character of the curtilage of the listed building as it is run-down and dilapidated. • The re-build will help to improve the setting of the listed building. The proposed rooflights will be conditioned to remain flush with the roof structure as to appear
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similar to the existing outbuilding and also reduce their visibility from the main house.

- 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 proposed windows are to the ground floor and would not create unacceptable overlooking or loss of privacy.

Other material considerations

- There will be no adverse impact upon trees as a Tree Protection Plan has been provided and will be conditioned.
- 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.

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:	GRANT LISTED BUILDING CONSENT ☒	REFUSE ☐
Comments ...		