

# DELEGATED OFFICER REPORT

**Application Ref:** L/23/94528

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

**Case Officer:** Rachael Morris

**Description:** Replace existing plastic guttering with heritage guttering

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| <b>Particular Site Constraints?</b>                                                                                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Listed building</li> <li>Within the urban edge</li> <li>Adjacent to tree preservation order area</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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</li> <li>L/22/94321 - Demolition and rebuilding to same size/footprint of outbuilding within grounds of listed house – Grant listed building consent – Feb 2023</li> </ul> |                                                |                                    |

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| <b>Publicity:</b>          | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input checked="" type="checkbox"/> |
| Representations:           | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                        |                                                      |
| Parish Council:            | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                        |                                                      |
| Built Heritage Consultant: | <p>Provided it is the Cascade Cast Iron effect Deepstyle, I have no problem. When the original was installed, we had a more sensible spread of rainfall, but global warming has changed that significantly which together with far more accurate means of measurement and prediction provides a solution far more closely aligned to the problem. Given the height of the eaves and the status of the building, only a very practised eye would notice the difference in profile, I think.</p> <p><u>Previous response</u></p> <p>I have no objection to this proposal in principle, as cast-iron guttering is eye-wateringly expensive, but I am concerned about the apparent placement and reduced number of outlets.</p> <p>From the 'Proposed Elevations and Floor Plans' drawing there seem to be only two outlets, one on the west elevation and one on the south elevation and the accompanying description of works refers to 80mm downpipes but the manufacturers website only refers to 65mm square or 68mm round ones.</p> <p>If there are only two outlets, they need to be evenly spaced not forgetting that every corner reduces the flow capacity and we are getting increasingly heavy downpours with climate change, so existing 50- and 100-year occurrence guidelines are unlikely to be up to date! Other factors influencing the safe flow of water are gutter size, gradient, outlet size and frequency, not forgetting leaves and other debris reduce capacity.</p> <p>It would be preferable to not have any downpipes on the front elevation but have the outlet positions been carefully calculated including a good safety margin to cope with our increasingly torrential</p> |                                                        |                                                      |

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|                   | rains to be absolutely sure there is no chance of a recurrence of the existing damp problems?                                                                      |
| Historic England: | On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 13/12/2022 |                                                |                                    |

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| <p><b>Policy:</b></p> <p><b>National Planning Policy Framework<br/>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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, DM12 and DM14.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> <p><b>Legislation</b><br/>Section 16(2) of the Planning (Listed Buildings &amp; Conservation Areas) Act 1990 states:<br/>"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."</p> |
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| <p><b>Assessment:</b></p> <p>The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:</p> <p><u>Principle and setting</u></p> <ul style="list-style-type: none"> <li>• The development is within the urban edge where the principle of development is acceptable.</li> <li>• 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.</li> </ul> <p><u>Design and impact on listed building</u></p> <ul style="list-style-type: none"> <li>• The design of the replace existing plastic guttering with heritage guttering is suited to the host dwelling in terms of its form, scale and appearance.</li> <li>• The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.</li> <li>• 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.</li> <li>• The design and layout respect the character and appearance of the locality.</li> <li>• The proposed guttering has been suitably chosen and amended to respect the listed building. There is only one single downpipe to the rear which will reduce any detrimental impact to the character of the listed building as seen from the street scene.</li> </ul> <p><u>Other material considerations</u></p> |
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- 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:

**CONSENT** ☒

**REFUSE** ☐

Comments ...