

DELEGATED OFFICER REPORT

Application Ref: H/23/94529

Site Address: The Coach House Steeple Court Church lane, Botley, SO30 2EQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Removal of the dilapidated garden machinery store attached to the east side of the pool house and replacing with new timber framed store with a flat roof consisting of a machinery store, a garden store, a plant room for the swimming pool, WC and shower room

Particular Site Constraints?	Yes ☒	No ☐
• Outside Built-up Area Boundary • Outside of the urban edge – Countryside • Within Designated Conservation Area • Listed Building Grade II (1111741)		

Planning History?	Yes ☒	No ☐
• L/23/94647 - Removal of the dilapidated garden machinery store attached to the east side of the pool house and replacing with new timber framed store with a flat roof consisting of a machinery store, a garden store, a plant room for the swimming pool, WC and shower room – Under Consideration (L/23/94647 accompanies this current application H/23/94529)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments or objections		
Built Heritage Consultant:	No objection		
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.		
Ecologist:	No objection subject to conditions		

Site Visit:	Yes ☒	No ☐
Details: 16 th February 2023		

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, S5 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; The Botley conservation area appraisal

Assessment:

The Coach House is within the Botley Conservation Area as extended in 1988 and within Zone 5 of this. The nearest Listed Building is Steeple Court itself which is just a few metres to the west of The Coach House and within the same ownership. Steeple Court is a Grade II Listed Building, Historic England's listing description: *C17 house with later alterations, including early C19 Gothick features. Two storeys, double roofed. West front has irregular windows, 4 on first floor, 2 on ground floor, but the main feature comprises 2 massive chimney stacks, projecting forward and stepped. Old tile roof, walling in red brick (English bond), part colour-washed, and a high plinth. Casement windows are diamond leaded lattice casements. Open gabled timber porch on yellow brick base, with 4-centred arched door.* This application seeks approval to demolish the dilapidated garden machinery store attached to the east side of the pool house and replace it with a new timber framed store with a flat roof consisting of a machinery store, a garden store, a plant room for the swimming pool, WC, and shower room.

Principle

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- Given the surrounding area includes many historic buildings, as well as being situated within a Grade II Listed Building and a Conservation Area, regard was given the relevant Legislation, and specifically Policies S8 and DM12 of the Local Plan. Policy DM12 states that the proposed development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

Character and Design

- The existing garden machinery store is in a badly dilapidated condition which is in need of re-built. The new structure would have timber framed walls and be clad with horizontal weatherboarding. If built properly, this revised facility would enhance the setting of Steeple Court and result in an overall improvement in terms of aesthetic. The proposal would be welcomed.
- The new structure would be modest in size, on a similar footprint to the existing garden machinery store. It would not encroach unacceptably into the large garden, thereby maintaining the spaces around the site.
- Some external wall of the pool house would have blockwork making up for lost brickwork so it would not look too dissimilar with the existing from the front elevation. In addition to this, the new store would be completely screened behind

the pool house and would not be visible from the street scene. As such, the proposal would be no adverse visual impact upon the public realm or the wider conservation area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The application plot benefits from being of a generous size, with the nearest neighbour is about 30m away. As such, there is no considered impact on any neighbours. 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.

Impact upon Heritage Assets

- 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."*
- Section 66 of the same Act also states: *In considering whether to grant planning permission 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 surrounding area includes many historic buildings. The nearest listed building is Steeple Court itself which is just a few metres to the west of this application site and within the same ownership. Just across Pudbrook Lake about 250 metres to the north is The Old Bark Store which is also listed in the draft revision of the conservation area appraisal as one of the 'other buildings of significance'. This building with the adjacent quay was an important port and industrial centre in the 18th. and 19th. centuries.
- In the consideration of the current proposal, special regard to the desirability of preserving the heritage asset, its setting, and any features of special architectural or historic interest which it possesses has been given. Following consultation with the Built Heritage Consultant, it has been confirmed that none of the Listed Buildings will be adversely affected by this proposal.
- In particular, none of the proposed works would be physically attached to Steeple Court and therefore would not give rise to any material harm to the fabric of the Listed Building.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- The site is located in close proximity to the Upper Hamble Site of Special Scientific Interest (SSSI) with abundant woodland located along the river fringe. In addition to this, there are multiple records of bats very close to this location. This property near two ponds and adjacent to the River Hamble SSSI and SPA. In general, the surrounding landscape is of raised interest for biodiversity.
- The proposals are relatively small-scale and involve the removal of the existing store structure which is joined to a pool house. The store appears to be in poor condition, and it is unlikely to be suitable for bats due to the nature of the structure, but could certainly support nesting birds (e.g., robin or blackbird). The Council's Ecologist has advised that the removal of the structure should be carried out outside of the bird nesting season (March to August inclusive) if possible, but if it is removed during this period then a check should be made immediately prior to works beginning to ensure there are no active nests present within the store. If an active nest is found, work should be postponed until the young have fledged. On this basis this proposal is not contrary to emerging Local Plan Policy DM11 (Nature Conservation).
- The replacement store will also have a shower and therefore the existing surface water drainage arrangements must be assessed to determine whether they have sufficient capacity for this proposal. The plan has been provided on 18/05/2023, showing that a surface water drain from the pool house to be connected to a new soakaway. It was confirmed by the Council's Ecologist that the plan is acceptable. No further condition is needed.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- There is no negative effect on access and the number of parking spaces within the curtilage.

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, 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.

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:

- Subject to conditions
- This proposal would rectify the existing poor facility with an appropriate reinvention of greater sustainability and much better looks. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments