

DELEGATED OFFICER REPORT

Application Ref: L/23/94647

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 ☐
• H/23/94529 - 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 (H/23/94529 accompanies this current application L/23/94647)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments or objections		
Built Heritage Consultant:	No objection		
Historic England:	Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.		
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 urban areas, 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.
- 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.

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 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.

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
- The proposal is considered to be acceptable in term of listed building consent.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments