

DELEGATED OFFICER REPORT

Application Ref: H/23/94975 & L/23/95094

Site Address: 4 STEEPLE COURT BARN, CHURCH LANE, BOTLEY,
SOUTHAMPTON, SO30 2EQ

Case Officer: Alexandra Stone

Description: Single storey link lobby

Particular Site Constraints?	Yes ☒	No ☐
- Conservation Area – Botley/ Winchester Road - Within the Curtilage of a Listed Building – Grade II - Tree Preservation Order - HCC MWCA Minerals – Superficial sand/ gravel		

Planning History?	Yes ☒	No ☐
Z/18273/000/00 – Grant Outline Permission – 23/03/1978 House and garage for agricultural purposes U/14/73922 – CLUED – Certificate Issued – 08/04/2014 Certificate of lawfulness to allow use of building as 1no. self-contained dwelling (C3) C/14/75254 – Permit – 08/06/2015 Conversion of barn to provide 1no. 5 bedroom dwelling and construction of 1no. 4 bedroom dwelling with associated amenity space, parking, car barn and landscaping, following demolition of agricultural buildings D/14/75486 – Grant Conservation Area Consent – 08/06/2015 Conservation area consent for demolition of 9no. outbuildings D/16/78395 – Grant Listed Area Consent – 08/06/2016 Conservation area application for the demolition of agricultural workers accommodation C/16/78396 – Permit – 08/06/2016 Conversion of barn to provide 1no. 2 bed dwelling and construction of 1no. 5 bed dwelling, 1no. 4 bed dwelling and 2no. 3 bed dwellings with associated amenity space, parking, car barns and landscaping following demolition of agricultural barns C/17/80291 – Permit – 27/09/2017 Amended design to plot 1 of planning approval C/16/78396, following demolition of barn (part retrospective) D/17/80292 – Grant Conservation Area Consent – 27/09/2017 Retrospective demolition of barn C/17/81137 – Permit – 27/09/2017 Amended design to plot 5 (amended ridge height) of planning approval C/16/78396 following demolition of barn (part retrospective)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Ecologist:	No Objection		
Tree Officer:	No Objection		
Conservation Officer:	The above building is listed by virtue of being a former out-building of Steeple Court itself. The proposal to link the garage to the main house of plot 4 has been designed by the same original architect for the house in the same manner, so maintaining the design ethos and integrity from which one can reasonably expect the same quality of execution. On these grounds, No Objection.		

Site Visit:	Yes ☒	No ☐
Details: 01/06/2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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

Policy DM12 states;

1. Development of a heritage asset or within its setting 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. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

The application is for a single storey lobby linking the garage to the main dwelling. This will measure approximately 2.5m by 3m.

- The development is within the Conservation Area Botley / Winchester Road.

Design and layout

- The design of the single storey link lobby 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 design and layout respects the character and appearance of the locality.
- The materials used for the lobby would match the existing dwelling and would blend into the existing dwelling as it is of modest size and design.

Residential amenity

- 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.

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 ...