

DELEGATED OFFICER REPORT

Application Ref: F/22/93781

Site Address: HATTS COPSE FARM, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Case Officer: Alex Webb

Description: Demolition of the existing main house and replacement 5-Bedroom Dwelling.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA, Ramsar)		
Aviation safeguarding Airport Safeguarding Zones		
Nutrient Neutrality Catchment - Nutrient Neutrality Catchments		

Planning History?	Yes ☒	No ☐
F/22/93780 - Demolition of existing annex and erection of new building for Class C1 accommodation with associated parking – permitted 08/08/2023		
PN/22/93479 Prior Notification application under Class Q for the change of use from Agricultural Buildings to 2no. Dwellinghouses (Use Class C3) – Dismissed at appeal 13/03/2023		
F/11/69156 Use of stables and paddock for full livery for 6no. Horses (amended description – Permitted 16/09/2011		
V/08/64296 - Variation to section 106 agreement dated 11/04/1994 relating to planning permission 26442/11 to allow the buildings identified in the agreement to be used solely as accommodation ancillary to the main dwelling house and, as such, to be occupied only by family of the owner of the dwelling house – permitted 15/10/2009		
Z/26442/011/00 - Renewal of permission 26442/9 dated 28/02/92 for conversion of detached garage and outhouse to separate dwellings for occupation by elderly parents (retention of development already carried out) – permitted 19/01/1994		
Z/26442/009/00 - Conversion of detached garage and outhouse to separate dwellings for occupation by elderly parents (retention of development already carried out) – Temporarily approve 28/02/1992		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment/No Objection		
Ecology	I have reviewed the PEA and Precautionary Measures letter report by Ecosupport (26 July 2023). The property was assessed to have moderate potential for roosting bats, and low potential for foraging and commuting badgers and hedgehogs. The area of impact of this proposal was assessed to have negligible potential for reptiles, but there is low potential reptile habitat in the wider site. The site has low potential for breeding and nesting birds, with some climbing vegetation on the main house and a large fig tree which must be checked for nesting birds before the demolition of the house. The site was assessed to have negligible potential for great crested newts but is within a red impact risk zone so precautionary measures for great crested newts are also recommended to avoid any potential risk of GCN impact. Recommendations for mitigation are given in the report. These include: Bat-sensitive lighting if external lighting is required for security purposes, as described in the report. Any open excavations or pipes will be covered overnight to prevent animals falling in or escape ramps will be provided (slanted rough boards) to allow them to exit on their		

	own. Building materials and piles of soil must be stored on pallets or kept covered and away from the boundary vegetation to prevent animals sheltering under them. All vegetation near the building must be kept mowed to a short sward before and during construction to prevent reptiles from using the vegetation as habitat. To avoid disturbance to nesting birds or damage to nests, any works impacting the building, hedgerow or trees must be undertaken outside of the bird nesting season, (March through September depending on weather). If this is not possible, a nesting bird check must be done by a suitably qualified ecologist immediately before demolition and vegetation clearance. Any active nests must be protected from all disturbance by a 5 m buffer and monitored until the chicks have fledged and left the nest. The trees, hedgerows, ponds, and any suitable habitat for protected and priority species (badgers, reptiles, amphibians, hedgehogs, and nesting birds) must be protected from damage by fencing during the works which must remain in place until all work is completed. This fencing will exclude any vehicles, machinery, and storage of materials from potential habitat areas. A swift brick will be built in as a biodiversity enhancement for nesting birds and the garden will be enhanced for pollinators and other insects. A CEMP will be required and can be conditioned. It must include precautionary working methods to protect badgers, hedgehogs, nesting birds, reptiles and amphibians. Mitigation and compensation for bat roosts was identified in the Phase II Bat Surveys and Mitigation Report by Ecosupport (June 2023). The main dwelling has been confirmed as a common pipistrelle day roost. There were emergences of common pipistrelles on the western elevation and a re-entry on the eastern elevation. An EPS license is required from Natural England which can only be applied for once planning permission has been granted. The works can only take place under this license and under the supervision of a bat licensed ecologist. The works can only take place between March and October, under suitable weather conditions to avoid the hibernation period. The methods outlined in sections 6.2 of the report are satisfactory. Two bat boxes are proposed to be erected on a suitable tree in the rear garden, one for mitigation and one for compensation. Built in bat boxes/bricks are preferred over externally mounted boxes as they do not need maintenance and cannot fall off. Biodiversity enhancement, (which is separate from mitigation and compensation) is also required in line with national and local policies. A swift brick or swift nest box built into the replacement dwelling and enhancement of the garden with night scented flowering plants to attract moths as food for bats and as pollinators would be appropriate. Conditions and informatives recommended.
Urban Design	• More information should be submitted within the Design and Access Statement in order to clarify the design approach. This should be supported by robust character and context studies to illustrate how the context has informed the design, including the massing, heights and external appearance. Any replacement dwelling is expected to respond positively to its neighbours and the local context. • Good design should take place whether a building can be seen or not from public views.

	- Proposals should take account of local and traditional elements of design and should not introduce discordant or intrusive features that can have a considerable urbanising effect on rural areas. Therefore proposals which do not respect or are not in keeping with the rural character of the area should not be permitted. - In terms of elevational treatment, it is considered that the cladding between windows is giving a sense of unity and order to the front elevation. However, we are not convinced that it needs to be cladding neither the reason behind the use of cladding at one of the corners of the rear elevation. Furthermore, natural materials should be required given the rural nature of the area. Artificial slates are not considered appropriate for the nature of the site. - The southern elevation is quite bland and does not take advantage of natural light penetration. We would encourage to open the house towards south to bring more light to the bedroom and the sitting room at first floor and ground floor level. - In addition, whilst it is acceptable to propose a double ceiling height entrance to give legibility to this main feature, it is considered that an alternative internal layout should be explored to better rationalise the floor area spent with some of the rooms. This would make the plan more balanced and consequently integrating some of the projected rear elements within the main built form. The proposed roof form could become much simpler and elegant and therefore everything would probably be more consistent in terms of the overall design. Amended plans received showing revised design and comments as follows: - much more positive scheme and responds better to the site context. The reduction in scale is welcome along with the more balanced window proportions, particularly on the front elevation. It is noted there is more variety to the rear
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Site Visit:	Yes ☒	No ☐
Details:		

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, DM2, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
Hatts Copse Farm is within the countryside and Hedge End Settlement Gap. The property is located on the south west side of Brook Lane, set back behind the existing row of detached and semi-detached properties set in long linear plots. Vehicular access is via a

set of gates and a gravel drive leading from Brook Lane to the central courtyard area of the property.

The farm includes several buildings including a detached dwellinghouse, two ancillary domestic buildings, garages, a stable block and various agricultural outbuildings. The site is bounded by agricultural land to the south and west where there are also two ponds. The existing main dwellinghouse is a modern 1960s/70s dwelling characterised by brick and horizontal hung tiles and brown timber cladding.

The application is for the demolition of the existing main house and replacement with a new 5-bedroom dwellinghouse. The new dwelling would measure 504m² (GIA) and would be a two-storey dwelling featuring gabled rooflines and casement windows. There would be a feature ground to first floor window in the central area on the front (east) elevation and a large canopy porch. There would be a balcony to serve bedroom 1 on the first floor to the rear (west). There would be a set of sliding doors to serve the open plan kitchen/diner on the ground floor to the rear (east) and further glazing on the south east corner of the ground floor to serve the proposed snug. The new dwelling would be finished in a mixture of brick and render with concrete roof tiles in a dark red colour. A finish of natural clay tiles would be preferable however the details of the proposed materials are to be secured through a pre-commencement condition.

Principle:

The principle of a replacement dwelling in the countryside is acceptable under local plan policies S5 and DM26. The replacement dwelling is not considered to be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage. The proposed replacement dwelling would meet the criteria 1 (a.-c.) of policy DM26.

Layout and Design:

Following receipt of revised plans showing a change of design including the reduction of glazing, change of window styles and alteration of the roof design. It acknowledges local characteristics and features with gabled roof features, regularised casement windows with an overall traditional farmhouse appearance. The revised design is more in keeping and complimentary to the character and style of the locality in accordance with local plan policy DM1.

Internally, the new dwelling would meet the Nationally Described Space Standards and would therefore provide the necessary level of internal space for future residents. The proposal would therefore be in accordance with Local Plan policy DM30. Access to the dwelling and WCs would have to be step-free to make it suitable for a range of potential occupants (including older people, individuals with reduced mobility and some wheelchair users) in accordance with policy DM29, DM30 and Part M4(2) standard (*accessible and adaptable dwellings*) of the building regulations for new build residential development. This is to be secured through condition.

Residential Amenity:

The proposal for the replacement dwelling would be in a similar position to the existing dwelling with windows in similar locations however new windows at first floor level on the side (north and south) elevation are proposed where there are currently none. Two of these windows would serve bedrooms and one would serve an ensuite bathroom. No concerns have been raised by the residents of Glenview, the garden to which is immediately adjacent to the northern boundary of the site. There is also a proposed balcony at first floor level to the rear (west). Given the new dwelling would be set slightly further from the boundary to the north, the distance from the nearest neighbouring properties and the mature boundary treatment along the north and south boundaries, the additional windows and balcony are not considered to result in any unacceptable

overlooking or impact on the amenity of the neighbouring properties in accordance with guidance set out in the 'Quality Places' SPD.

Highway Matters:

Policies DM13 and DM14 requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). There would be sufficient space to accommodate the number of parking spaces required; 3 spaces for the proposed replacement 5-bed dwelling

Trees and Landscaping:

Saved Policy DM1 of the adopted Eastleigh Borough Local Plan 2001-2011 and the Trees and Development SPD (2021) requires that development takes full and proper account of the context of the site including natural features and any trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order or landscape features of amenity to the area.

Ecology:

As the proposal would involve the demolition of a building in the countryside it would have the potential to impact on the habitats of protected species and was accompanied by a preliminary ecological assessment, phase II Bat Survey Report and precautionary measures report. The ecology officer was satisfied with the findings of the reports and the proposed enhancement measures provided a Construction Environmental Management Plan (CEMP) is produced to ensure necessary protection measures are in place during the construction phase. Such details are to be provided through suitably worded pre-commencement conditions. The new development should provide enhancements for biodiversity such as the provision of swift/bat boxes to provide net gain for biodiversity in accordance with policy DM11.

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.

When considering the impact of climate change, the proposed development would be 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. No specific information has been provided as to what measures or systems it is proposed to incorporate within the development other than the intention to use a fabric first approach. However, there is scope to include photovoltaic panels to the roofs, electric charging points within the parking area, etc and the new dwelling would incorporate water saving measures to ensure mains water consumption is no more than 110 litres/person/day. The water consumption would be imposed through condition.

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 ...