

DELEGATED OFFICER REPORT

Application Ref: H/23/95953

Site Address: FERRYSIDE COTTAGE, THE GREEN, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Adding 8 solar panels on South facing roof at the back of the drive
(AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Outside of Urban Edge – Countryside • Within Designated Conservation Area – Hamble Conservation Area • Grade II Listed Building • Adjacent to riverbank • Within Flood Zone 3		

Planning History?	Yes ☒	No ☐
• Z/16953/000/00 - Change of use of existing boathouse to house ultraviolet oyster cleansing unit - Permit - 14/07/1976 • Z/25848/000/00 - Alterations and additions - Refuse Planning Permission For - 18/03/1982 • L/25848/000/00 - Alterations and additions - Refuse Listed Building Consent - 18/03/1982 • Z/25848/001/00 - Alterations and refurbishment - Permit - 17/06/1982 • L/25848/001/00 - Alterations and refurbishment - Grant Listed Building Consent - 17/06/1982 • Z/26521/000/00 - Erection of three residential holiday units - Refuse Planning Permission For - 17/02/1983 • Z/16953/002/00 - Single storey extension and two storey extension to form 2 holiday flatlets - Permit - 19/01/1984 • Z/16953/004/00 - Dining/bedroom extension - Permit - 23/07/1984 • Z/16953/005/00 - Single storey rear extension to form bay - Permit - 04/11/1987 • C/16953/007/00 - Change of use from guest house to residence for frail elderly persons, under care of resident staff - Grant Conservation Area Consent - 26/06/1991 • Z/16953/008/00 - Single storey extension to kitchen, replacement of existing flat roofs to utility/boiler room and bathroom with pitched roofs to match main roof - Permit - 27/02/1992 • C/16953/010/00 - Renovation and change of use of timber building for intermittent use as charity shop - Temporarily Approve - 26/01/1994 • U/05/52913 - Certificate of lawfulness for an existing use as a private dwelling house with annexe - CLUED - Certificate Issued - 16/02/2005		

- C/05/53151 - Construction of replacement dwelling following demolition of existing property - Withdrawn By Applicant - 24/03/2005
- C/05/53914 - Construction of replacement dwelling, following demolition of existing property (amended design) - Permit - 17/06/2005
- C/16/78598 - Single storey rear extension and extension of external terrace, installation of 3no. roof lights and dormer window with juliet balcony to front elevation - Permit - 07/07/2016
- L/18/84128 - Replacement chimney flue exit to facilitate the installation of a log burner - Grant Listed Building Consent - 23/11/2018
- L/23/94926 - Adding 8 solar panels on South facing roof at the back of the drive (AMENDED DESCRIPTION) - Under Consideration (L/23/94926 accompanies this current application H/23/95953)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	The Parish Council would like more details on this application before any decision is made and that further guidance and consideration is given to the impact in a conservation area as well as consideration for a more integrated design. Guidance regarding installing of solar panels in a conservation area has been provided to the Parish Council on 19/09/2023. Further comment was received on 24/10/2023. The Parish Council would like to see a more sympathetic and integrated design, i.e., solar tiles which would be much more in keeping with the area and until there is better guidance around renovations/alteration in a Conservation area, the Parish cannot properly consider this application and on that basis, object to this application.		
Built Heritage Consultant:	The original proposal proposed to add the solar panels to the east facing slope as well. The Built Heritage Consultant advised that the building is so prominent on the Hamble waterfront and therefore it would be far preferable to not have them on the east facing slope. Following the submission of the amended scheme now being considered, the Built Heritage Consultant raised no objection provided they are all black as the set of panels on the south facing slope are tucked around the back and largely out of sight. This is an acceptable compromise.		
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:	Gaps have been noted between the roof under cloak and brickwork on the western gable wall and there are naturally lifted tiles on the roof which would provide roosting opportunities for bats and nesting opportunities for small birds. The building is assessed to be of high suitability for roosting bats, however the installation of solar panels is acceptable with proposed precautionary working method, compensation and enhancements described in the report.		
Tree Consultant:	No arboricultural objection to the proposal		

Asset Management:	No response is required from Asset Management Consultations for planning application (H/23/95953)
Southern Water:	Southern Water would have no objections to the above proposal.

Site Visit:	Yes ☒	No ☐
Details: 17 th August 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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: Ferryside Cottage is situated within a few steps of the riverbank at the junction of The Quay and Green Lane on the eastern end of the terrace of four houses. This is a prominent building in the Hamble Conservation Area dating back to about 1780 apparently. It was listed Grade II on 25th June 1981 when it was described as “<i>Late 18th.C, early 19th.C. 2 storeys and attic. Red tile roof. Red brick walling, cambered arches; rendered on east face and on north face of eastern unit. Casements. Small hoods to doors.</i>” Originally, the application sought approval for the placement of 8 solar panels on the eastern slope and an additional 8 solar panels on the southern slope of the building. However, advice from the Council's Built Heritage Consultant determined that the panels on the east-facing slope would be highly visible from the Hamble waterfront. Consequently, these panels have been omitted from the proposal following discussions with the applicant. The revised application now exclusively seeks planning permission for the installation of 8 solar panels on the south-facing slope. <u>Principle</u> - As the application site falls within the Hamble Conservation Area, Section 72(1) of the Act states: <i>“In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”</i> - Ferryside Cottage is a Grade II Listed Building. Therefore, the policy requirements and criteria in Policy DM12 are relevant. The policy 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. <u>Character and Design</u> - 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.

- The proposed solar panels are located on the south-facing slope of Ferryside Cottage, a position that is behind the east wing and largely concealed from the prominent view of the River Hamble and the public realm. This placement is considered to minimise their visibility, preserving the unobstructed visual character of the riverfront.
- The proposed solar panels will be in an all-black finish. This choice of colour can ensure that the panels will not appear as intrusive additions or create visual dissonance within the listed building. When viewed from a distance, the panels are considered to appear as a natural extension of the building's roofline, preserving the historic character of Ferryside Cottage.
- The Parish Council's comment regarding the desire for a more sympathetic and integrated design is noted. However, the proposed design has undergone a thorough review, including consultation with the Built Heritage consultant. Their professional assessment led to the recommendation of all-black solar panels, which are considered inoffensive from a conservation area perspective. As such, it can be reasonably inferred that the proposal will contribute positively to the conservation area, rather than detracting from its heritage value and visual appeal.

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.
- Given their nature, scale, location, and unimposing design, there are no foreseeable issues with regard to overshadowing, overlooking, or any other disturbances that might typically concern neighbouring properties. Consequently, the proposed south-facing solar panels are not expected to cause any adverse impacts on the residential amenity of the neighbouring properties.

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.
- There are records of bats very close to this site, and therefore the Council's Ecologist has been consulted as part of this planning application.
- After reviewing the submitted Ecological Impact Assessment report by SoEcology (October 2023), it was confirmed that gaps have been noted between the roof under cloak and brickwork on the western gable wall and there are naturally lifted tiles on the roof which would provide roosting opportunities for bats and nesting opportunities for small birds. The building is assessed to be of high suitability for roosting bats, however the installation of solar panels is acceptable with proposed precautionary working method, compensation and enhancements described in the report.

- The solar panels are proposed to be installed under a precautionary working method statement (PWMS) between November and February to avoid risks to nesting birds and roosting and hibernating bats. If this must be done in March, then a nesting bird check must be done by a suitably qualified ecologist within 24 hours prior to installation to ensure that birds are not nesting or beginning to build nests at this site. Any active nests or nests being built must be protected from disturbance by a suitable buffer (usually 5 m) until the young have fledged and left the nest. If the work cannot be done before the end of March, then it will need to wait until the following November to avoid the risk of disturbance to bats. Once the scaffolding is installed an ecologist will inspect the area behind the tiles with an endoscope. If any evidence of bats is found, such as droppings, work will stop and a license will be sought from Natural England.
- In the instance no evidence of bats is recorded during the endoscope inspection the works can go ahead following the PWMS: 1) Works to be undertaken between November to March, inclusively; 2) A toolbox talk is to be undertaken to the solar panel installers prior to installation, explaining the protection afforded bats, how to identify presence of bats, and precautionary method of works that they must comply with. The PWMS is to be provided to the contractors, which will sign the document as evidence of their commitment and a copy of the PWMS will be kept on site during works; 3) A suitably qualified Ecologist will supervise the solar panel installation works. To avoid unnecessary impact on the roof it is advised that the solar panel installers use roof ladders instead of walking directly onto the tiles. Where there are points of impacts not covered by the endoscope inspection, the contractor will inform the Ecologist so that an endoscope inspection can be undertaken prior to impact.
- The artificial lifting of additional tiles on the southern elevation outside of the area of the solar panels will provide compensation for any potential bat roost openings in tiles covered by the solar panels. Biodiversity enhancements will include two swift nest boxes on the northern side of the property, a bat box on the southern elevation and night-scented climbing plants (where there is space). The solar panels will also provide additional nesting opportunities for birds.

Trees and landscaping

- There are some TPO trees adjacent to the application site and therefore the Council's Tree Consultant has been consulted as part of this planning application. The Council's Tree Consultant raised no arboricultural objection to the proposal.

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.
- The application relates to the installation of solar panels, and therefore the proposal does not impact upon the current parking provisions.

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:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments