

DELEGATED OFFICER REPORT

Application Ref: L/23/94926

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- C/05/53151 - Construction of replacement dwelling following demolition of existing property - Withdrawn By Applicant - 24/03/2005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
- H/23/95953 - Adding 8 solar panels on South facing roof at the back of the drive (AMENDED DESCRIPTION) - Under Consideration (H/23/95953 accompanies this current application L/23/94926)

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	5 letters of representations were received to the application as originally submitted. 4.no of these were supporting and 1.no was a comment. The comment was about the concerns relating to the impact of solar panels to Grade II listed cottages.		
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 stated that it is good to see the proposal for the other panels on the eastern slope has been dropped. Provided the panels are completely black there is no problem with this proposal. 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:	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 (L/23/94926)

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. This revised application now exclusively seeks listed building consent for the installation of 8 solar panels on the south-facing slope. <u>Principle and Policy</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.

Impact on the Listed Building

- Section 16 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

“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 Town and Country Planning (Listed Building and Conservation Areas) Act 1990 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.”.

- Ferryside Cottage is a Grade II Listed Building. In the consideration of this application, 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. The Parish Council's comment regarding the desire for a more sympathetic and integrated design is duly noted. However, the south-facing location and the all-black design ensure that the proposed solar panels will seamlessly integrate with the existing structure. It is worth noting that the Built Heritage consultant has also raised no objections to the revised proposal, which reflects a professional evaluation that, from a listed building perspective, the installation of these solar panels is in accordance with heritage preservation principles. In this context, it can be concluded that the installation of these solar panels will not detract from the listed building's heritage value or visual appeal.

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:

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

Recommendation:

PERMIT ☒

REFUSE ☐

Comments