

DELEGATED OFFICER REPORT

Application Ref: F/23/96058

Site Address: NETLEY WATERSIDE HOUSE, ABBEY HILL, NETLEY ABBEY, SOUTHAMPTON, SO31 5FA

Case Officer: Rebecca Altman

Description: External alterations to include installation of new windows, and first floor extension over existing balcony.

Particular Site Constraints?	Yes ☒	No ☐
• Within countryside and Strategic Gap • Within Netley Abbey Conservation Area • Within an area of archaeological potential • Close to listed buildings including Netley Abbey and Netley Castle • Close to Netley Abbey historic park and garden • Close to Netley Castle Scheduled Ancient Monument (SAM) • South-west side of garden in Flood Zone 2 • Adjacent to Netley and Hamble Shore Site of Importance for Nature Conservation (SINC) • Adjacent to Solent SPA and RAMSAR site, and Lee-on-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI) • TPO area on opposite side of Abbey Hill • Adjacent to secondary support area for Brent Geese and Solent Waders		

Planning History?	Yes ☒	No ☐
• X/22/94365 – variation of condition to extend HMO use for further 6 months – permitted 24 February 2023 • F/22/92347 – construction of replacement respite care and holiday centre – permitted 9 August 2022 • F/22/92732 – temporary use as HMO for up to 20 persons for 6 months – permitted 9 June 2022 • C/06/55903 – Construction of new roof to utilities block – conservation area consent granted 14 February 2006 • C/15315/012/00 – addition of conservatory, WC extension and bay window – permitted 10 February 1999 • C/15315/011/00 – construction of two and three storey staff accommodation and new vehicle egress – permitted 15 June 1998 There have also been various applications for extensions and alterations dating back to 1979.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	Two representation received, raising the following comments and concerns: - Request that a proper boundary is put in place between Netley Waterside House and the neighbouring properties at Castle View; - Existing problems with drainage should be addressed as during heavy rainfall there are issues with flooding on neighbouring property land; - Would prefer rubbish bins and minibus parking areas to be relocated to the southern side of the car park to minimise noise disturbance to neighbours; - Concern about overlooking of neighbours from new windows;		

	- Request that trees and foliage is not removed between the site and adjacent property (The Hayloft); - A more secure boundary fence between the site and Castle View would be beneficial to neighbours and to future residents of the care home.
Parish Council:	No objection.
Ecologist:	No objection subject to biodiversity enhancements, which can be conditioned. Recommend enhanced planting on site to attract pollinators. As per the conclusions of the Biodiversity Checklist, it is agreed that the proposal would not have any impact on designated sites or priority habitats.
Heritage consultant:	No objection subject to condition. The proposed works would make no significant difference to the existing built form or its impact on the setting of adjacent heritage assets. Bricking up of existing openings should be carried out using the same brick (if available) and care is needed to match mortar properly. Recommend that materials are conditioned to ensure a high quality finish is achieved.

Site Visit:	Yes ☒	No ☐
Details: 11/10/2023 – photographs on file.		

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:

Principle of the proposal

The proposal is for external alterations to the existing building to facilitate its reuse as a care home. No change of use is required as a care home falls within the same use class as the previous respite centre. The proposal would therefore bring a vacant building back into a viable use and is considered acceptable in principle.

Whilst planning permission was granted in 2022 for a new replacement respite centre, this scheme did not progress. A temporary HMO use has also now ceased.

Design and appearance

The building lies within a well landscaped site within the Netley Abbey Conservation Area. There are a number of heritage assets including listed buildings and a scheduled ancient monument in the wider surrounding area.

The proposed external alterations include the infilling of some existing windows and the installation of a number of new windows and doors to various elevations, along with a small extension at first floor level over a balcony on the western side of the building. The

new windows, tiles and brickwork is proposed to match the type and colour of those used on the existing building and this would be conditioned to ensure a high quality finish. The works would have minimal impact on the overall form and appearance of the building and would preserve the character of the Netley Abbey Conservation Area. The proposals would not impact on other nearby heritage assets due to the separation distances and intervening vegetation.

Impact on the amenities of neighbouring residents

Some of the neighbouring residents to the north of the site have raised concerns about potential overlooking from the new windows. However, the only new windows proposed for the northern elevation would be replacements for existing windows (albeit larger), and would be located on a section of the building that is set away from the site boundary by at least 18m. The separation distance between the new windows and those on the nearest neighbouring property would be around 45m, and there is vegetation along the site boundaries. Whilst the neighbouring properties are at a lower ground level to Netley Waterside House, having regard to the separation distance, it is not considered that the new larger windows would result in an adverse impact in terms of overlooking of neighbours.

There are no nearby neighbouring properties to the west, east or south that would be impacted by the proposals.

Other points raised by neighbouring residents include queries about boundary treatment, concerns about drainage and the location of parking and bin storage. These matters are not directly relevant to the application proposals and would be matters to be discussed privately between the landowners.

Ecology

The site lies close to a number of designated nature conservation sites. However, as the proposed works would be contained within the footprint of the existing building, there would be no adverse impact on these protected sites. The building itself has been assessed as having negligible potential for bats therefore the works would also not impact on protected species. The Council's Ecologist has recommended enhanced planting on site to increase its biodiversity value and an informative note can be added to the decision notice.

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. The proposals are part of wider works to modernise the building which is likely to improve its energy efficiency and sustainability.

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 proposed alterations are acceptable in terms of design and would preserve the character and appearance of the Netley Abbey Conservation Area, and protect the amenities of neighbouring residents. The proposals accord with relevant local and national planning policy.

Recommendation:

PERMIT ☒

REFUSE ☐

The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

The development hereby permitted shall be implemented in accordance with the following plans numbered: 21142 (Topographic Survey); 21142 (Measured Building Survey); 21142 (Elevation Drawings – existing); 8240/P200 A (Proposed Ground Floor Plan); 8240/P100 (Proposed Block Plan); 8240/P301 A (Proposed Elevations 7,8,9 & 10); 8240/P300 A (Proposed Elevations 1,2 & 5); 8240/E100 (Site Location Plan); and 8240/P201 B (Proposed First Floor Plan).

Reason: For the avoidance of doubt and in the interests of proper planning.

All new windows and roof tiles shall match the type and colour of those on the existing building, and new brickwork shall match as closely as possible in type, colour, texture and mortar detailing to that used on the existing building, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to applicant: Biodiversity enhancements could be achieved by enhancing the gardens with more plants for pollinators which flower over a long season and include night flowering scented plants to attract moths as food for bats. Additional information is available at:

[What can I plant to help bats in my garden? | Sussex Wildlife Trust](#)

[Wild About Gardens - Stars of the Night guide](#)

[Plants for Pollinators advice and downloadable lists / RHS Gardening](#)

