

DELEGATED OFFICER REPORT

Application Ref: L/26/101210

Site Address: 34 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement of front door and door frame with composite unit

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Built-up Area Boundary • Within Designated Conservation Area – Botley Conservation area • Grade II Listed Building		

Planning History?	Yes ☒	No ☐
• Z/16818/000/00 - Existing granary to be used for display of antiques and sale thereof - Withdrawn By Applicant - 26/04/1976 • Z/17012/000/00 - House and garage - Permit - 17/08/1976 • Z/17012/00A/00 - Erection of two chalet bungalows - Refuse Planning Permission For - 20/05/1977 • Z/17012/00B/00 - Erection of dwelling and garage - Permit - 30/09/1977 • Z/17012/001/00 - Two 2 storey detached houses with garages - Permit - 31/07/1978 • L/16818/001/00 - For double garage - Grant Listed Building Consent - 03/07/1979 • L/16818/003/00 - For re-siting and renovations to existing granary - Grant Listed Building Consent - 03/07/1979 • L/16818/002/00 - For alterations to existing house - Grant Listed Building Consent - 03/07/1979 • Z/16818/006/00 - Construction of two storey side extension, rear dormer window and porch to rear elevation - Permit - 11/04/1991 • L/16818/007/00 - Construction of two storey side extension, rear dormer window and porch to rear extension - Grant Listed Building Consent - 11/04/1991 • L/15/77025 - Listed Building Consent: Replacement windows to front and side elevations - Grant Listed Building Consent - 16/10/2015		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection. Commented that a PAS24 or Secured by Design door may provide enhanced security.		
Built Heritage Consultant:	No objection. Confirms the replacement door would closely replicate the existing external appearance and maintain the external interest of the listed building.		

Ecologist:	No objection. Requested informative relating to bats should any be discovered during works.
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Site Visit:	Yes ☒	No ☐
Details: 24 th April 2026.		

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 S8; and Development Management policies DM1, DM2, and DM12. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.
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Assessment: <u>Site context and surroundings</u> The application site comprises a Grade II listed dwelling located on the northern side of High Street, Botley. The property is situated within the Botley Conservation Area and occupies a prominent position at the western approach to The Square. According to Historic England, the list description states: <i>Early C19. Two storeys, wide front of 2 windows (formerly 3?) Red tile roof, gable ends show low eaves to rear. Front wall is rendered with plain eaves band turning to projecting quoins which then attach to plinth. Windows have architraves, cambered on the top (ground floor) and cills on brackets (first floor). Sashes. Brick Gothic porch, with stone coping to gable, steep roof, central window with keystone to cambered arch.</i> <u>Proposal</u> Listed Building Consent is sought for the replacement of the existing front entrance door and associated door frame with a composite door unit. The replacement door would replicate the appearance of the existing door through the addition of external bonded battens to achieve a traditional board and batten appearance. The proposed door would be of composite construction with a duck egg blue external finish and forged black ironmongery. The existing hood support brackets would be retained and re-fixed to the replacement frame, and the weathering details would be incorporated within the design of the new installation. <u>Principle and Policy</u> • 34 High Street 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. • 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(1) 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.”.

Impact on the Listed Building

- The existing timber door and frame have become weathered and are now in poor condition, resulting in difficulties in their operation. Whilst the replacement would utilise modern composite construction, the submitted details demonstrate that the external appearance of the existing door would be closely replicated through the incorporation of bonded battens to achieve the traditional board and batten character of the existing entrance door. The submitted specification confirms the use of a duck egg blue external finish, bonded battens and the retention of the existing hood support brackets, thereby ensuring that the appearance and detailing of the existing entrance door are preserved. As such, the proposal would maintain an important historic feature of the principal elevation.
- The Council's Built Heritage Consultant confirms that the replacement door would closely replicate the existing external appearance and maintain the external interest of the listed building. Therefore, no objection has been raised.
- Given the limited nature of the works, the retention of key architectural details, and the close visual replication of the existing door, it is considered that the proposal would preserve the historic interest of the Grade II listed building. The proposal would also preserve the character and appearance of the Botley Conservation Area.

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.

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 ☐