

DELEGATED OFFICER REPORT

Application Ref: L/26/101479

Site Address: 29 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Case Officer: Gina Aftanas

Description: Internal alterations at First Floor to form a new Master Bedroom Suite.
Urgent removal and replacement of dated electrical wiring throughout
with removal of rotten floorboards (part retrospective).

Particular Site Constraints?	Yes ☒	No ☐
Within Botley/Winchester Road Conservation Area Grade II listed building 1,000 year extent surface water flooding just outside front boundary		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
L/16/83738	Replacement of internal floor tiles of entrance porch	Granted Listed Building Consent – 26/11/2018
H/21/91855	Demolition of existing lobby and construction of new porch	Permit – 03/02/2022
L/21/91264	Construction of new porch on south (rear) elevation replacing existing lobby	Granted Listed Building Consent – 06/10/2021

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Objection		
Heritage Officer:	No Objection		

Site Visit:	Yes ☐	No ☒
Details: Internal alterations proposed with sufficient photographs supplied.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." Section 66(1) of the Planning (Listed Building & 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 ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The site also lies within a Conservation Area, Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: "In the exercise, with respect to any buildings or other land in the 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."

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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Botley Conservation Area Character Area Appraisal.

Proposal:

This application seeks approval for internal alterations on the first floor to form a new Master Bedroom Suite and retrospective urgent removal and replacement of dated electrical wiring throughout with removal of rotten floorboards.

Assessment:Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site comprises a two-storey, Grade II listed building situated toward the eastern end of Botley's High Street, within the designated Botley Conservation Area. The property is significantly set back from the road, featuring a spacious front driveway screened by a traditional high brick wall and mature hedging. The surrounding area is primarily residential, characterized by a diverse mix of architectural styles and property types.

Character & Appearance and Impact on the Listed Building

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

In addition, Policy DM12 states that development of a heritage asset or within its setting 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. The more important the asset, the greater the weight that should be.

All the works included within this application are internal and will not alter the external appearance of the building. The proposal represents a positive enhancement to the internal layout of the property, whilst preserving the character and appearance of the listed building and the conservation area.

As a result, the development respects the established character of the locality and complies with the requirements of Policy DM1 and DM12.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.

- There are no likely significant impacts on the SPA.

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; (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.

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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐