

DELEGATED OFFICER REPORT

Application Ref: H/26/101519

Site Address: BAYTREE HOUSE, 1 GRANGE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF

Case Officer: Rachael Morris

Description: Single storey side and single storey rear extension, loft conversion, addition of roof lights and alterations to the fenestration to include the provision of an annex (Resubmission H/21/91963)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Designated Conservation Area – Netley Abbey • Affects the Setting of Listed Building		

Planning History?	Yes ☒	No ☐
• L/30888/006/00 - Conversions and extensions of existing building to provide 5 residential units and garages plus the erection of 2 detached houses and garages and improvement to existing access – Grant listed building consent – Oct 1990 • Z/30888/007/00 - Conversions and extensions of existing building to provide 5 residential units and garages plus the erection of 2 detached houses and garages and improvement to existing access – Permit – Oct 1990 • C/33213/000/00 - Construction of detached dwelling and double garage – Refuse – Apr 1994 • C/33213/003/00 - Construction of detached dwelling with integral garages – Permit – May 1995 • L/33213/004/00 - Construction of detached dwelling with integral garages – Grant listed building consent – Jun 1995 • C/33213/006/00 - Addition of storm porch – Permit – Sept 2000 • H/21/91963 - Single storey side and single storey rear extension, loft conversion, addition of roof lights and alterations to the fenestration to include the provision of an annexe – Permit – Feb 2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Objection		
Ecology:	<u>Updated plan:</u> The only change I could find is the addition of a sunroom with a roof light off the kitchen. If a bat box is to be used as an ecological enhancement it should not be located on the elevation over the roof light, it should be located either on the southwestern or southeastern elevation. This site is in an amber impact risk zone for great crested newts. There are records of bats nearby and nesting swifts, slow worms and hedgehogs in the wider area. The property is located adjacent to Westwood Nature Reserve which supports broad habitats that can be regarded as of high quality for foraging and commuting bats. I have reviewed the photos submitted for the previous application in January 2022 and did not see any potential bat roost features. The specific areas impacted by these proposals are not likely to have changed from the 2022 photos. There is some potential for the flashing where the chimney meets the roof to have changed since 2022. The window next to the chimney is proposed to be changed, so care must be taken for scaffolding to avoid disturbing the flashing in that location.		

	I don't see any potential habitat for slow worms or hedgehogs immediately adjacent to the house, although these species might be using the edges of the garden.
Built Heritage:	<u>Updated plan:</u> The application has been amended by the addition of a flat roofed sunroom to the rear of the north corner on the west side facing away from the original farmhouse. By virtue of its position, the new extension on the east side of the north corner, an outhouse and hedging, this will not be visible from the farmhouse so will not affect the setting of this heritage asset and improve the occupants quality of life considerably. No objection. The majority of the works are internal to provide a one bedroomed annexe at the east end and change the main body of the building from four to six bedrooms within the existing envelope. This in itself is no problem from an architectural and conservation perspective, nor are the six new roof-lights, or fenestration changes. The only extension is that proposed on the north-east elevation, facing the original farmhouse. It is to be of traditional materials and construction to match the host building so should tie in seamlessly, but in order for this to be achieved it is important that the lead flashings where the roof meets the main building are of a traditional nature and not the overly deep individual ones exemplified by Type X Cavity Tray made by Cavity Trays Ltd for example which is a combined product of cavity tray and flashing. The proposed new extension being so close to and facing the front of The Grange itself will affect the setting of this listed heritage asset, so it is imperative to have the correct detailing of the new roof abutment with soakers and a stepped flashing. The deep shadow formed by the log store at the front will help to lessen the extensions impact. No objection.
Southern Water:	No Objection

Site Visit:	Yes ☒	No ☐
Details: 20/12/2021		

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, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025); Character Area Appraisals, Netley Abbey Conservation Area Appraisal and Management Proposals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u>

- The proposed scheme is a re-submission to an approved application in February 2022. This has been re-submitted as the application has lapsed its 3 years consent condition.
- The principle of the application is the same as the previous scheme and is therefore acceptable as no material considerations have changed.

Alterations to the previously approved scheme (H/21/91963)

- There are a couple small internal alterations which do not impact planning considerations.
- An existing single-storey side extension which served as a boot-room was an existing structure in the previous application but was omitted from the floor plans in error. This has now been shown in this application.
- Originally submitted without the previously approved single-storey rear extension, this element was re-added to the plans within the course of this application.

Residential amenity

- Since the previous submission, the Netley Grange housing scheme has been constructed and sits to the western side of the house, although it is suitably distanced at approx. 46m at first floor level to not create any unacceptable overlooking or loss of privacy by the additional first floor windows on this elevation.
- The eastern neighbouring side has no proposed additional windows and as such will not create any loss of privacy or overlooking.
- The dwelling is set within a generous plot and as such no overshadowing is expected to any surroundings neighbour as a result of these modest extensions and alterations.

Heritage

- The proposal will have a limited impact on the Conservation Area and is considered to preserve the character and appearance of the Conservation Area.
- The mass, materials, and form are in scale and harmony with the street scene and the materials to be used are appropriate to and in sympathy with the existing buildings.
- The setting of the listed building will not be adversely affected. An informative for the flashing recommended by the Built Heritage Officer will 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 2030; (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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...