

DELEGATED OFFICER REPORT

Application Ref: L/26/101825

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

Case Officer: Gina Aftanas

Description: Proposed replacement sashes of 19no. sash windows & proposed replacement of 3no. casement windows.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Botley Conservation Area Grade II Listed Building Bats recorded in the area		

Planning History?	Yes ☒	No ☐
<u>Reference</u>	<u>Description</u>	<u>Decision</u>
L/16/83738	Replacement of internal floor tiles of entrance porch.	Permit – 26/11/2018
L/21/91264	Construction of new Porch on south (rear) elevation replacing existing Lobby.	Grant Consent – 06/10/2021
H/21/91855	Demolition of existing lobby and construction of new Porch.	Permit – 03/02/2022
L/26/101825	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).	Grant Consent – 16/07/2026

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Objection		
Ecology:	<u>04/08/2026</u> There are records of bats near this site. Bats could roost in gaps around windows, so photos of each window and the areas around it are required for review. The photos must be numbered to match the numbers on the annotated ground floor and first floor plans to identify the locations in case further investigation is needed. <u>11/08/2026</u> I have reviewed the photos of the windows. I don't see any obvious bat roost features except for some gaps to the right side of window 18 which are large enough for crevice-dwelling bats. The area under this window is covered by a climbing vine which could obscure other gaps. There might also be gaps under window 4, as the area under the window is not clearly visible. Windows 18 and 4 must be checked by a bat-licensed ecologist before any works can proceed. The other window replacements can go ahead with an advisory. <u>07/09/2026</u> No objection. I have reviewed the Preliminary Roost Assessment by Arbtech (August 2026). The building was assessed to have negligible potential for roosting bats. House sparrows were observed using the eaves at each gable end of the building, with at least four nest sites identified. Precautionary working methods for nesting birds were recommended.		
Heritage Officer:	No Objection. It is good to see the existing sash boxes are to be retained and repaired as necessary with just new hardwood sashes installed within them with thin double glazing to improve the thermal performance.		

	The only observation I would make is that I think the rear elevation would look better if the two windows on the right-hand side did not have the vents which dates them to the last century.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2026 – Photographs on file.		

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 NDMP HE5 & HE6 (Proposals Affecting Designated Heritage Assets) Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14. Supplementary Planning Documents: Quality Places (June 2026); Parking Standards (September 2025).

Proposal:
This application seeks approval for the replacement of the sashes of 19no. sash windows and the replacement of 3no. casement windows.

Assessment:
<u>Principle</u> 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. <u>Site and Surroundings</u> 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

In accordance with Policy HE6 of the NPPF 2026, development proposals which would have a positive effect on a designated heritage asset should be supported.

Policy DM1 of the Eastleigh Borough Local Plan 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.

The proposal represents a positive enhancement that would preserve and enhance the character and appearance of both the listed building and the conservation area. The retention of the existing sash boxes, together with the repair of the original sashes in hardwood and the installation of slimline double glazing, would improve the property's thermal performance while maintaining the building's historic character, architectural integrity and original appearance.

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

Ecology

Due to records of bat activity in the vicinity of the site, the Council's Ecologist was consulted during the assessment of the application. To determine whether the proposed works could affect potential bat roosting features, close-up photographs of the windows were requested and provided. Following review, it was concluded that two of the windows warranted further inspection by a licensed bat ecologist. A Bat Roost Assessment was subsequently submitted, which found no evidence of roosting bats or features of significance. The Council's Ecologist therefore raised no objection to the proposal, subject to the following informatives being included within the decision notice.

- Any window replacement located below the active nests should be undertaken outside the period 1st March to 31st August. Use of machinery and noise levels must be controlled during this time. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.
- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Biodiversity enhancements will be required in accordance with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.
 - A bat box and a swift nest box may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
 - Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Heritage

As the property is a Grade II Listed Building and located within the Botley Conservation Area, the Council's Heritage Officer was consulted as part of the application process who responded with the below comments.

It is good to see the existing sash boxes are to be retained and repaired as necessary with just new hardwood sashes installed within them with thin double glazing to improve the thermal performance.

The only observation I would make is that I think the rear elevation would look better if the two windows on the right-hand side did not have the vents which dates them to the last century.

No objection.

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.

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: This application is recommended for approval.		
Recommendation:	PERMIT ☒	REFUSE ☐