

HEWEB – Hedge End, West End and Botley Local Area Committee Monday 5 February 2024.

Application Number: L/23/96047
Case Officer: Clare Martin
Received Date: Friday 15 September 2023
Site Address: 25 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA
Applicant: Jay Dixon
Proposal: Listed building consent for the construction of 1no. two storey detached dwelling and garage within rear garden

Recommendation: GRANT LISTED BUILDING CONSENT

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2027-L01A, 2027-02A, 2027-03A & 2027-01B.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The works hereby consented shall start no later than three years from the date of this permission.
Reason: To comply with Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.
- 3 No development, above damp-proof course, shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets.
- 4 No development, above damp-proof course, shall start until details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the boundary treatment has been installed in accordance with the approved details.
Reason: To ensure a high-quality visual appearance in the interests of preserving the heritage assets.
- 5 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

This application has been referred to Committee by Councillor Kinloch, Councillor Garton & Councillor Kyrle.

1. Please note that this application is for listed building consent as the proposal is within the ground of 25 High Street. The listed building consent can only consider the proposal's impact upon the setting of the Grade II listed building and the character and appearance of Botley Conservation Area.

Site Characteristics and Character of the Locality

2. The application site comprises the southern end of the garden forming a roughly square shaped plot of around 1140m². The site is landscaped with small trees and shrubs, many of which are positioned along the site boundaries and enclose the garden from the surrounding properties. There is an existing garage in the north-western corner (next to 29 High Street) and a long driveway running along the western side connecting the garage and parking area to the existing access off the High Street. The site is level.
3. The site lies within Botley Conservation Area and is close to many historical Grade II listed buildings, including 21 & 23 High Street to the East and 27 High Street (Portland House) to the immediate West. Most notably the site is located within the garden of 25 High Street which is also a Grade II Listed Building. The existing house is an 18 century, two and a half storey property that has been modestly extended at a single storey level to the side and rear.
4. The site is also within the heart of Botley Village Centre, which contains a mixture of commercial and residential uses. Within this area there are a range of different size buildings siting within a variety of plots. Most of the buildings front directly onto the High Street, although there are nearby examples of back land developments, including the small industrial area to the immediate East.

Description of Application

5. The application is for the construction of 1no. detached two storey dwelling, with a density of 8.77 dwellings per hectare. The dwelling is a large, four bed, family house measuring approximately 16.5m(wide) by 10.7m(deep) by 8m(high). The house is of a traditional design with two storey gable ends, small pitched roof dormers, and two distinctive chimneys.
6. The dwelling will use the existing property's access off the High Street, which leads to a new double garage and a shared parking/ turning area. The house is orientated East to West with its garden on its western side and new boundary walls separating it from the existing property. The existing house will retain a smaller garden directly behind the property and its existing detached double garage.
7. The application is supported by:
 - Design and Access Statement

- Heritage Statement
8. All documents, plans, neighbour representations and consultation responses can be viewed at [Planning Application: L/23/96047 \(eastleigh.gov.uk\)](https://planning.eastleigh.gov.uk/PlanningApplication/L/23/96047).
9. **Relevant Planning History**
- L/30643 – Listed building application for repairs to garage, construction of car turning area and internal alterations – Granted (Nov 1988)
 - C/07/61284 - Construction of single storey side extension and gates, following demolition of existing garage – Permitted (Nov 2007)
 - L/07/61283 - Listed Building Consent: Construction of single storey side extension and gates, following demolition of existing garage and alterations to front ground floor windows, replacement of rear outbuilding window, repairs to existing doors and insertion of 3no. Roof lights to kitchen roof and internal alterations to include repositioning of internal doors, stairs and ceilings – Granted (Nov 2007)
 - F/23/96022 – Planning application for the construction of 1no. two storey detached dwelling and garage within rear garden – Currently under consideration alongside this listed building application.

Representations Received

10. One letter was received from the residents of Portland House (No.29 High Street), who considered that the proposal would detract from the character of Botley House.
11. The objection letter also raised the following concerns (which can not be considered under the listed building application):
- The new dwelling would be visible from their first floor windows and would request that the scheme includes additional tree planting and reinstatement of the original height of the boundary wall along the Western boundary.
 - The house would increase traffic accessing the property from the main road and consideration should be given to improving the access for the

Consultation Responses

Built Heritage Consultant – No Objection

Parish Council – Objection

12. The Parish Council considers that the plans are too large for the site and were an overdevelopment of a Grade II listed site. The Grade II listing includes the garden space and given the size of the original property on

site, this would have an adverse effect on the architectural/heritage and importance of the site.

13. The Parish Council are also concerned about C additional cars accessing an extremely narrow lane from a main road and that the site crossed the pedestrian right of way on to a busy main road. However, these concerns cannot be considered under the listed building application:

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Botley Conservation Area
- Within Grounds of a Grade II Listed Building
- Adjacent to Grade II Listed Buildings (21, 23 & 29 High Street)

Development Plan

14. Eastleigh Borough Local Plan 2016-2036

Strategic policies:

- S8 (Historic Environment);

Development Management policies:

- DM1 (General Development)
- DM12 (Heritage Assets);

Hampshire Minerals and Waste Plan

15. No relevant policies

Supplementary Planning Documents

- Botley Conservation Area (July 2005)

National Planning Policy Framework

16. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
17. Section 16 of the NPPF provides advice for conserving and enhancing the historic environment, which has been incorporated into Policies S8, DM1 & DM12 of the Eastleigh Borough Local Plan (2016-2036).

Planning Practice Guidance

18. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

19. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Policies of the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.
20. For designated heritage assets, The Planning (Listed Buildings & Conservation Areas) Act 1990 stipulates:
21. *“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”* Section 71(1).
22. *“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”.* Section 66(1)

Principle

23. The site is within a sustainable location in the heart of Botley village centre where there is a range of good, services and transport links available. The site is also within the urban edge, whereby the general principle of residential development is acceptable. However, the listed building application must also consider the development's impact upon any heritage assets.

Heritage Assets

24. Policy DM1 requires new development to take full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible in terms of mass, scale, layout, density, design and siting. It also requires development to not have an unacceptable impact on, and where possible, enhance, the significance of heritage assets.

25. The site is also part of a heritage asset, being within the Botley Conservation Area and the grounds of 25 High Street and adjacent to 21 & 23 High Street to the East and Portland House 27 High Street to the West, which are all Grade II Listed Buildings.
26. Policy DM12 stipulates 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 accorded to this criterion.
27. 25 High Street is situated in the original core of the Botley Conservation Area and its Grade II listing was designated in one of the earliest tranches of listing, so may be considered to have more importance than those of later listing.
28. The existing Grade II listed building is a sizable house standing proud in the High Street with an extensive garden stretching well back. The building's listing does not make direct reference to the large plot in which it stands, although the garden does form part of the building's setting. On this side of the High Street only Portland House to the west has a comparably large plot, with most of the nearby residential properties having much smaller gardens (including the Grade II listed building at 21 & 23 High Street).
29. The proposal will divide the existing garden, leaving the narrower northern part directly behind the house for the existing property (approximately 450m²) and creating a new dwelling in the wider square section at the rear. It is considered that dividing up the site will make better use of this village centre plot without unreasonably compromising the setting of the listed building, which will retain a reasonable size landscaped garden commensurate to its size. As the Grade II listed building is within an urban village centre environment, with an unusually large garden, the re-allocation of the southern portion will have only minimal impact upon its setting.
30. The proposal is for a large two storey family house, which is in proportion to its plot and comfortably fits within the range of different sized properties along Botley High Street. The proposed house has been attractively designed with a low eaves, central pitched roof dormers and chimneys, which are bookended between two gable ends. The traditional detailing, which is carried through into the garage, gives the building a bespoke feel that responds to its historic setting and materials can be conditioned to ensure they are of high quality.
31. The proposed house and garage will sit at the far end of the plot, where they are surrounded by other properties. Apart from small glimpses of the dwelling from the High Street when the access gates are open, there would be no clear views of the proposal from the public realm.

32. In conclusion, while it is acknowledged that dividing the plot and constructing the new dwelling will inevitably change the setting of the listed building, the extent of the impact is not considered to materially detract from the special character and qualities of the listed building. The design, scale and siting of the proposed dwelling is considered appropriate to its historical setting and the relatively enclosed nature of the site means that the proposal would preserve the character and appearance of the Botley Conservation Area.
33. No objection has been raised by the Council's Built Heritage Consultant and the proposal is considered to meet the requirements of The Planning (Listed Buildings & Conservation Areas) Act and Policies DM1 & DM12 of the Local Plan.

Conclusion

34. While the new dwelling and smaller garden will change the setting of the listed building it is not considered to detract from the special character and qualities of the listed building. The relatively enclosed nature of the site means that the proposal would preserve the character and appearance of the Botley Conservation Area. As such the proposal is considered to meet the requirements of The Planning (Listed Buildings & Conservation Areas) Act and Policies DM1 & DM12 of the Local Plan and it is recommended that listed building consent is granted, subject to the conditions outlined at the start of the report.

