

DELEGATED OFFICER REPORT

Application Ref: F/24/96879

Site Address: HAMPTON HOUSE BOARDING CATTERY, 115 MOORGREEN ROAD,
WEST END, SOUTHAMPTON, SO30 2HG

Case Officer: Rachael Morris

Description: Roof extension and internal re-configuration to existing cattery. (Partly Retrospective)

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/25349/000/00 - Erection of domestic stables at rear of garden – Permit – Jun 1981 - Z/25349/001/00 - Two storey rear extension – Permit – Feb 1985 - Z/25349/004/00 - Erection of Single Storey Building for Use as a Cattery – Permit – Dec 1988		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Environmental Health:	No Objection		
Ecology:	There are records of bats nearby however, due to the use of the building as a cattery it is not likely that bats or nesting birds would be roosting here, nor is it advisable to attract them to this site. Please could you add the following informatives to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. 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. If any active bird nests are found, work must stop and a 5 m buffer set up to protect the nest from disturbance until after the young have fledged and left the nest. Suitable biodiversity enhancements would include planting more flowers to attract pollinators.		

Site Visit:	Yes ☒	No ☐
Details: 01/03/2024		

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 S2; and Development Management policies DM1, DM6, DM8, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM6, DM8, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable provided it accords with policy in the Local Development plan.

Design and layout

- The cattery is an existing building and existing business on site. The proposed roof extension creates a modest increase in height (approx. 200mm) taking the whole roof form to a similar height as the previous roof design at its highest point.
- Overall, the increase in height is acceptable and creates a more traditional style of roof design. It also allows for more insulation to reduce the need for excess use of heaters.
- The original planning permission (Z/25349/004/00) did not limit the number of cats permitted on site. Moreover, as the individual pens will be increased in size and so not increasing the number of cats on site, the internal reconfiguration to amend cat pen sizes to reach new DEFRA requirements is not a planning matter and does not impact the external appearance directly.

Residential amenity

- The neighbouring amenity will not be detrimentally impacted by the proposed roof extension as this is minimal. The existing use will not change which has been on site for approx. 35 years.

Other material considerations

- Ecology have suggested informatives to cover biodiversity enhancements and the protection of nesting birds and bats.

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.

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 ...		