

DELEGATED OFFICER REPORT

Application Ref: L/23/96416 & H/23/95974

Site Address: 16 MILL HILL, BOTLEY, SOUTHAMPTON, SO30 2GY

Case Officer: Alexandra Stone

Description: Listed Building Consent: Addition of door to listed boundary wall.

Particular Site Constraints?	Yes ☒	No ☐
- Within Conservation Area - Listed Building Grade II - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
C/15/77205 – Permit – 28/10/2015 Construction of 2.1m high oak gates, reduction in height and width of brick pillar, repointing and repair of boundary walls and removal of out-building to rear L/15/76693 – Grant Listed Building – 28/10/2015 Listed Building Consent: Construction of 2.1m high oak gates, reduction in height and width of brick pillar, repointing and repair of boundary walls and removal of out-building at rear H/17/81056 – Permit – 11/09/2017 Demolition of existing timber carport and replacement with new single storey flat roofed timber framed and clad carport. To use existing vehicle access to Hamble Wood. L/17/81110 – Grant Listed Building Consent – 12/09/2017 Listed Building Consent: Demolition of existing dilapidated single storey flat roofed timber framed and clad carport and replacement with single storey flat roofed timber framed and clad carport. All new and existing works set behind existing gates.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>Objection</u> <u>Cresdee (Summarised):</u> The wall on the A334 is opposite their rear entrance, it's a very busy road and would be dangerous to allow a door to be placed. <u>Officer comments:</u> The wall referred to above is not where the proposed door is to be situated. The proposed door would be to rear garden and not to the front boundary wall.		
Parish Council:	"No Comment"		
Conservation Officer:	No Objection following amended plans		

Site Visit:	Yes ☒	No ☐
Details: 19/12/2023		

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, DM2, DM11 and DM14.

In addition, the proposal affects a Listed Building or its setting and 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”.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

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

Principle

The application is for the addition of a door to a Listed boundary wall to the rear garden of the property.

- Within Botley/ Winchester Road Conservation Area.

Conservation Area

The listed wall is to the rear of the garden within Hamblewood.

Amended plans were sought to satisfy comments made by the Conservation Officer.

The proposed door is to match the existing garage door, the proposed materials are to match the existing lime mortar used to build the wall therefore would be in keeping.

- The design of the door to the boundary wall is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

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 ...		