

DELEGATED OFFICER REPORT

Application Ref: H/24/97163

Site Address: THE OLD BARN, ALLINGTON MANOR FARM, ALLINGTON LANE,
WEST END, SOUTHAMPTON, SO50 7DE

Case Officer: Rebecca Altman

Description: To infill existing lean to extension

Particular Site Constraints?	Yes ☒	No ☐
• Countryside; • Minerals safeguarding area (proposal would not impact on this); • Some surface water flood risk on site.		

Planning History?	Yes ☒	No ☐
• H/23/95258 – Retention of carport with associated store and summerhouse – permitted 07/08/2023 • V/22/93029 – Section 77 application for approval of a consented barn conversion to a dwellinghouse under Regulation 75 of the Conservation of Habitats and Species Regulations 2017, for written notification of approval that the proposed barn conversion will not affect the integrity of nearby protected sites – permitted 19/04/2023 • PN/21/89866 – Prior notification for change of use of agricultural buildings to dwellinghouse (Class C3) – granted 31/03/2021 • PN/20/89215 – Prior notification for change of use from agricultural building to dwellinghouse (Class C3) – refused 21/12/2020 • F/20/88124 – erection of 5-bed dwelling following demolition of existing – permitted 11/11/2020 • Z/31133/000/00 – erection of dwelling following demolition of existing – permitted 02/11/1989		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No Comments received.		
Ecologist:	The site is in an ecologically sensitive area but the scope of the proposal is small and will not affect the area outside the footprint of the extension. There are records of bats nearby so an informative is recommended to advise on the procedure should bats be found.		

Site Visit:	Yes ☒	No ☐
Details: 11/04/2024 – photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are S5 and DM1.
Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Assessment:
Site and proposal

The application relates to a single storey dwelling located on the north side of the access road to Allington Manor Farm and business centre. The property has a lean-to structure on its western side, comprising two brick piers and a shallow mono-pitched roof. The proposal is to infill the lean-to with brickwork walls, new doors and windows, to create an enclosed extension.

Principle, design and amenity impact

Policy DM1 sets out design criteria for new development, and policy DM26 states that extensions to dwellings in the countryside will be permitted provided that they would not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to their plot, or involve any extension to the curtilage.

The proposal would involve the infilling of an existing lean-to with new grey framed windows and doors to match those on the main dwelling. The works would be modest in scale and proportionate to the existing dwelling, and would have minimal impact on the visual appearance of the building within the site or wider streetscene. The design is considered acceptable in accordance with Policies DM1 and DM26 of the Local Plan.

Due to the small scale of the proposed works and the separation distances to nearby residential properties, the extension should have no adverse impact on the amenities of neighbouring residents.

Parking

The property has a driveway and garage providing ample parking on site. The extension would not increase the number of bedrooms and would therefore not impact on the parking requirement.

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.

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.

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 ☐

Plans:

PL100 (Location Plan)

PL101 (Block Plan)

PL300 (Existing Elevations)

PL301 (Proposed Elevations)

PL200 (Existing Floor Plans)

PL201 (Proposed Floor Plans)

Note to applicant: 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 [I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust](#)