

DELEGATED OFFICER REPORT

Application Ref: L/24/97066

Site Address: 2 Farmhouse, Gaters Hill, Southampton, SO18 3HW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Listed Building consent for solar panels to garage within curtilage of listed property in a conservation area

Particular Site Constraints?	Yes ☒	No ☐
• Within Strategic Gap • Outside the urban edge – Countryside • Outside Built-up Area Boundary • Within Designated Conservation Area – Gaters Mill and Romill Close West End Conservation Area (the eastern boundary of the Gaters Mill portion) • Listed Building Grade II		

Planning History?	Yes ☒	No ☐
• L/14214/001/00 - Replacement of two windows with one bay window - Refuse Listed Building Consent - 01/02/1979 • L/19/85390 - Listed Building Consent: resurfacing of access drive and parking area - Grant Listed Building Consent - 31/05/2019 • H/24/97065 - Listed Building consent for solar panels to garage within curtilage of listed property in a conservation area - Under Consideration (H/24/97065 accompanies this current application L/24/97066)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Built Heritage Consultant:	<u>9th April 2024</u> The principle of this application is not a great problem but as they face the front of a significant heritage asset and therefore affect the setting of it, the detail is most important. Holding objection until a suitable detail is presented and approved. <u>7th May 2024</u> Withdraw objection.		
Ecologist:	The installation of solar panels on a metal corrugated roof is not likely to affect any protected species. The photo of the interior of the garage shows that it is lit by several windows and not likely to have bats roosting inside. I don't see any signs of nesting birds.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd April 2024.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S5 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

2 Farmhouse is a Grade II Listed Building situated within the Gaters Mill and Romill Close – West End Conservation Area. Its listing, dating back to 3rd October 1978, describes it as "C16 and later. Two-storeyed timber-framed house, with irregular fenestration, now 2 dwellings. Modern tile roof, half-hipped. Upper walls have exposed half-timber, the filling and lower walls being in red brick of different periods and patterns. Casements; some old leaded lights. Triple diagonal chimneys on massive square stack. single-storeyed outshots, of recent date, at each end.". Adjacent to the Farmhouse was a former factory building, which has since been repurposed into a care home. The current planning application seeks listed building consent for the installation of 5 solar panels on the detached garage located to the bottom right of the main house within the curtilage.

Principle and Policy

- 2 Farmhouse is a Grade II Listed Building. Therefore, the policy requirements and criteria in Policy DM12 are relevant. The policy states that the proposed development within the setting of a heritage asset 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.

Impact on the Listed Building

- Section 16 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

"In considering whether to grant listed building consent for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special 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 of the Town and Country Planning (Listed Building and 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 or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- Given that 2 Farmhouse is a Grade II Listed Building, preserving its significant heritage value and avoiding any adverse impacts on its setting is crucial. The detached garage, where the solar panels will be installed, faces the front of 2 Farmhouse, requiring careful consideration to prevent any adverse effects. Initially, the Built Heritage Consultant raised objections to the proposal due to insufficient

details. However, subsequent clarification that the panels will be directly fixed to the existing roof led to the withdrawal of the objection by the Consultant. This withdrawal suggests that the proposed installation is unlikely to stand out or detract from the listed building's setting, thereby ensuring its preservation within the Conservation Area.

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:

- The proposal is considered to be acceptable in term of listed building consent.

Recommendation:

PERMIT ☒

REFUSE ☐