

DELEGATED OFFICER REPORT

Application Ref: L/24/97179

Site Address: 6 HOUND MANOR, HOUND ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5JS

Case Officer: Alexandra Stone

Description: To replace the existing single pane windows with wood effect UPVC double glazed sash windows with the glazing bars on the outside to match the existing windows

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Grade II Listed Building – Hound Farmhouse		

Planning History?	Yes ☒	No ☐
L/29121/002/00 – Grant Listed Building Consent – 07/09/1988 Listed building consent: Alterations and extensions to convert from single dwelling to eight apartments L/29121/005/00 – Grant Listed Building Consent – 14/02/1989 Demolition of existing outbuildings, extension to rear of building and conversion of existing building to provide 13 apartments		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comments Received		
Heritage Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 09/05/2024		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals. Legislation: Section 16(2) of the Planning (Listed Buildings & Conservations Areas) Act 1990 states: “In considering whether to granted Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any other features of special architectural or historic interest which it possesses.”

Assessment:
<u>Principle</u> Policy DM12 stipulates that development of a heritage asset would only be permitted where the proposals do not harm or detract from the significance or special interest of the asset and sustains and enhances it special character and qualities.

The application is for the replacement of the windows to the front of Flat 6 of Hound Manor.

- The development is within the urban edge where the principle of development is acceptable.

Design, layout and impact to the listed building

The application site is within the Grade II Listed building of Hound Manor, East of Hound Road. The building had been converted into flats in which the application address resides. The flat at no. 6 is to the ground floor towards the side/ rear of the building, set slightly back from the main building.

The proposal includes replacement of the 2no. windows to the front of flat 6.

The windows proposed would match the windows to the above flat. In this instance, the Heritage Officer has no objection to this change as the windows are set back from the main dwelling, towards the rear and would match those above, therefore the proposed would not be noticeable and complies with policy DM12.

- The design of the proposed windows 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 development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The design and layout respects the character and appearance of the locality.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 ...		