

DELEGATED OFFICER REPORT

Application Ref: H/24/97899

Site Address: 6 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement of first floor side bathroom window and ground floor front bay window with like-for-like white painted, hardwood sash windows.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within the Botley Conservation Area (Zone 2) • Adjacent to listed buildings		

Planning History?	Yes ☒	No ☐
• Z/14266/001/00 – Demolition of existing garage and construction of new double garage and store. Permit – 23/04/1975 • Z/14266/002/00 – Remove railings to front wall and infill railing areas with brickwork. Withdrawn (Ret'd Undetermined) • Z/14266/003/00 – Removal of railings to front wall, re-siting of entrance gates and infilling of present railing areas in brickwork. Withdrawn (Ret'd Undetermined). • Z/14266/006/00 – Stable and garden store. Permit – 23/06/1978 • Z/14266/008/00 - Change of use to offices - Refuse Planning Permission For - 27/07/1984 • C/08/62552 – Alterations to access with new entrance wall, railings and gates. Permit – 23/05/2008 • C/10/66925 - Additional of 2no. Chimneys and construction of detached garage with first floor accommodation including side dormer window - Permit - 28/07/2010		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Built Heritage Consultant:	No objection.		
Tree Consultant:	No arboricultural objection to the proposed development.		

Site Visit:	Yes ☒	No ☐
Details: 24 th October 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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12, and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; The Botley conservation area appraisal

Assessment:**Site context and surroundings**

6 Winchester Street is a two-storey detached dwelling with a cream render, located within Zone 2 of the Botley Conservation Area at the eastern end of The Square. While not a listed building, it is recognised as an unlisted building of positive contribution. The property is situated between the listed semi-detached pair at Nos. 2 and 4 Winchester Street and No. 8 Winchester Street, which is considered one of the oldest buildings in Botley. Additional listed buildings, including Nos. 3, 5, and 7 Winchester Street, and cottages in Mill Hill, are located in close proximity. The site is adjacent to both Zone 3 (Mill Hill) and Zone 4 (Winchester Street), with the boundaries running along the north and west sides of the plot.

Proposal

The application seeks planning consent to replace the first-floor side window on the south elevation and two ground-floor bay windows on the front elevation. The proposed replacements replicate the existing late Victorian style, including the use of sash windows with three sections in each bay window.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable. However, the acceptability of any proposal would be dependent upon consideration of the design and impact upon the wider surrounding conservation area, as well as the impact upon neighbouring amenities, assessed against the relevant planning policies and supplementary guidance requirements.
- As the application site falls within the Botley Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed replacement of the first-floor side window and ground-floor bay windows is considered a minor alteration to the host dwelling. The replacements will replicate the existing late Victorian style, which is deemed in keeping with the character and appearance of the property and its historic context. Furthermore, there are no objections from a built heritage perspective, confirming that the proposal will cause no harm to the character of the conservation area or the surrounding historic setting.

- The property is set well back from Winchester Street, with an entrance gate and forecourt providing additional screening from public view. While the bay windows are located on the front elevation, their position within the site ensures that the proposed changes will not be visually prominent in the street scene.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed changes are limited to like-for-like replacements that do not alter the size, position, or overall design of the existing windows. As such, there is no anticipated impact on the amenity of neighbouring residents.

Trees and landscaping

- There is a Tree Preservation Order (TPO) tree located on the site, and therefore the Council's Tree Consultant was consulted as part of the application review. Following a review of the proposal, no objections were raised.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐