

DELEGATED OFFICER REPORT

Application Ref: L/24/98425

Site Address: CHURCH LANE BARNs, CHURCH LANE, BOTLEY, SOUTHAMPTON, SO30 2EQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of timber garden shed

Particular Site Constraints?	Yes ☒	No ☐
• Outside Built-up Area Boundary • Within Designated Conservation Area (Botley Conservation Area – Zone 6) • Listed Building Grade II		

Planning History?	Yes ☒	No ☐
• C/11/68407 - Application to extend implementation of extant planning permission C/07/61158: Conversion of 3no. Grade II Listed farm barns to 3no. residential units with associated access and parking and change of use of existing agricultural land to domestic garden - Withdrawn By Applicant - 05/04/2011 • L/11/68637 - Listed Building Consent: Construction of double carport with attached garage - Grant Listed Building Consent - 06/05/2011 • C/11/69199 - Conversion & restoration & change of use of 2no. Barns with single storey extension to form 1no. 6 bedroom dwelling, 2.1m high boundary wall & detached double garage with first floor store, following demolition of existing outbuildings & workshop - Permit - 08/12/2011 • L/11/69200 - Listed Building Consent: Conversion & restoration & change of use of 2no. Barns with single storey extension to form 1no. 6 bedroom dwelling, 2.1m high boundary wall & detached double garage with first floor store, following demolition of existing outbuildings & workshop - Grant Listed Building Consent - 08/12/2011 • C/12/70889 - Erection of timber frame double garage with workshop, following demolition of existing outbuilding - Permit - 19/07/2012 • L/12/70888 - Listed Building: Erection of timber frame double garage with workshop, following demolition of existing outbuilding - Grant Listed Building Consent - 19/07/2012 • C/13/73031 - Installation of solar thermal panels & air source heat pumps - Permit - 23/09/2013 • L/13/73032 - Listed Building Consent: Installation of solar thermal panels & air source heat pumps - Grant Listed Building Consent - 23/09/2013 • L/13/73489 - Listed Building Consent: Installation of CCTV and alarm system - Grant Listed Building Consent - 13/01/2014 • H/18/82697 - Relocation of existing air source heat pumps and solar thermal panels, installation of new air source heat pump with 1.6m screening - Permit - 29/06/2018 • L/18/82919 - Listed Building Consent: Relocation of existing air source heat pumps and solar thermal panels, installation of new air source heat pump with 1.6m		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Built Heritage Consultant:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 22 nd November 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, S5 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

Church Lane Barns are located to the south of the Botley Conservation Area, within Zone 6 and at the southwest corner of Zone 7. Historically part of Marks Farm, these barns formed an integral element of the original settlement of Botley village, which clustered essential features to support agricultural activities. The barns, along with the granary, cart shed, farmhouse, and neighbouring buildings such as the Church of St. Bartholomew and Manor Farm, are listed as Grade II. Converted to residential use in 2013 after years of vacancy, the site and its surroundings retain a rural and historic character.

Proposal

The application seeks listed building consent for the erection of a timber garden shed within the kitchen garden, adjacent to the eastern end of the larger of the two barns. The shed measures 3.0m by 2.4m with a ridge height of 2.65m and is proposed to be constructed with traditional shiplap timber boarding in a pale grey finish. The design includes small-pane windows on two elevations, and its placement will partially obscure an existing air source heat pump.

Principle and Policy

- 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.
- Church Lane Barns 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 Church Lane Barns is a Grade II Listed Building, preserving its significant heritage value and avoiding any adverse impacts on its setting is crucial. The proposed shed is a modest addition that complements the character and setting of the listed barns. Its traditional materials and pale grey finish subtly contrast with the barn, ensuring it remains visually subservient and does not detract from the primary structure. Positioned adjacent to the eastern end of the barn, its siting ensures limited visibility from the public realm, resulting in minimal visual impact on the Botley Conservation Area.
- The built heritage consultant supports the proposal, noting its temporary nature and thoughtful placement, which preserves the historic and architectural significance of the Grade II listed structure. As a result, the proposal is considered to have no adverse impact on the barn's heritage value or its relationship with nearby listed buildings.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐