

DELEGATED OFFICER REPORT

Application Ref: F/24/98526

Site Address: 72 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5AB

Case Officer: Gary Osmond

Description: Change of shop window and insertion of rear door

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Within a designated Local Centre - With a Conservation Area		

Planning History?	Yes ☒	No ☐
Various display of signage/advert applications but no planning applications are on record.		

Concurrent Planning Applications:	
72 New Road	PN/24/98548 – Application for Prior Approval for the change of use from Class E (commercial) to 1No. one bedroom and 1No. two bedroom flats (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order – Refused Dec 2024
19 Station Road	F/24/98502 – Subdivision of existing three bedroom dwelling into 2No. one bedroom flats, with ancillary bin and cycle storage – TBD

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Five representations have been received all objecting to the application. However, the objections relate to the concurrent applications for conversion to flats, rather than this application's proposals to replace the existing shop window.		
Hound Parish Council:	Objects on Policy DM1 over-development, lack of parking and concern over the access rights to the bike storage.		
Heritage:	No objection from a conservation perspective.		

Site Visit:	Yes ☒	No ☐
Details: 09/12/2024 – See separate photographs		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12, DM13 and DM22.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Netley Abbey Conservation Area Appraisal

Assessment:

Context:

No.72 is a two storey late Victorian building which sits on the corner of Station Road and New Road. It was formerly a bank but most recently had two small commercial/retail units on the ground floor which were used as a barbers and beauty salon. Both have now closed. At first floor is a private flat which is in separate ownership.

The site forms part of the Netley Abbey Station Road Local Centre and also lies within the Netley Abbey Conservation Area. In terms of character, the immediate area has a mix of uses typical of a small local shopping area, with the wider area being predominantly residential in nature.

Proposals:

This is one of three concurrent applications relating to No.72 and the neighbouring property at No.19 Station Road for conversion into flats. However, this particular application only relates to the proposed replacement of the existing UPVC shop window fronting Station Road to match that of the more originally styled window which fronts New Road, as well as minor works to the rear to create a new entrance door.

Policy & Principle:

The application site lies within the urban edge where the basic principle of development is acceptable. However, any formal approval is dependent upon how well that proposed is considered to accord with the relevant policies of the adopted Local Plan. In this instance the most relevant policies are DM1, DM12 and DM22.

Policy DM1 requires new development to be of a good quality and to take appropriate account of the site context and that of the surrounding area. It also requires development to minimise impact upon neighbouring uses and occupiers and where necessary to provide appropriate mitigation.

Policy DM12 relates to heritage assets, including listed buildings and conservation areas. It requires development to ensure no adverse impact results to heritage assets, with the more significant the asset requiring a greater degree of protection.

Also of some relevance in this instance is Policy DM22 which relates to appropriate uses within town, district and local centres. Whilst this policy does not specifically mention design issues, it does set out the LPA's position on protecting and enhancing these important centres.

In principle therefore, that proposed is acceptable.

Appearance, Street Scene, Area Character & Heritage:

As is set out in the Council's Heritage Consultant's response, removal of the current unsympathetic UPVC windows fronting Station Road and replacement with a new set of windows of a matching design to those fronting New Road is considered to be a significant visual improvement to the building and in turn upon the street scene and character of this part of the conservation area. As such, that proposed is considered to accord with the requirements of Policies DM1 and DM12 of the adopted Local Plan.

Amenity:

The objections raised relate to the concurrent applications which propose conversion of the site into flats. No comments relating to the replacement window have been made.

In terms of the replacement window's impact upon the amenity of existing neighbouring properties and uses, there are no concerns.

Nature Conservation:

The nature of that proposed will have no impact upon any nature conservation or biodiversity interests. The application is also exempt from the requirement to demonstrate

a 10% biodiversity net gain.

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 Environment 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 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:

Recommendation:	PERMIT ☒	REFUSE ☐
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For the reasons set out above, that proposed is recommended for approval subject to condition as below:

- Approved drawings;
- Commencement within three years; and
- Materials used to match existing shop front window fronting New Road.